

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be a presentation of the audit and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, December 17, 2013, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held December 5, 2013

7:10 Presentation of "Award of Financial Reporting Achievement" to Keith Johnson

7:20 Review and Acceptance of Audit Report

PRESENTATION OF PETITIONS AND REQUESTS:

7:30 Additional Height Increase for the Avenues at Station Park

PUBLIC HEARINGS:

7:40 Project Master Plan for the Avenues at Station Park

8:00 Preliminary (PUD) Master Plan and Schematic Plan Approval for the Cottages at Rigby Road and an Ordinance Designating the Zone for the Property as LR (PUD) and Annexing said Property into the Corporate Limits of Farmington

SUMMARY ACTION:

9:00 Minute Motion Approving Summary Action List

1. Approval of Minutes from December 3, 2013

2. Street Cross-Section Modification for 650 West south of State Street and a Street Vacation related thereto

GOVERNING BODY REPORTS:

9:05 City Manager Report

1. Park Lane Pedestrian/Bike Overpass Request for \$12,500,000
2. Sales Tax Distribution Report by Store
3. Snow Plowing
4. Powder Coating New Signal Lights at State and Main
5. Wasatch Front Regional Council's Response to "Letters of Intent"

9:20 Mayor Harbertson & City Council Reports

1. Planning Commission Appointments

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 12th day of December, 2013.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Council Member John Bilton give the invocation/opening comments to the meeting and it is requested that City Council Member Cindy Roybal lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: Executive Summary for Planning Commission held December 5, 2013

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARRERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate Planner

Date: December 10, 2013

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON December 5, 2013

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on December 5, 2013 [note: six commissioners attended the meeting— Bob Murri, Brett Anderson, Kris Kaufman, Mack McDonald, Brigham Mellor and Alternate Commissioner Rebecca Wayment]:

Item #3. Rich Cook (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan approval for the Spring Creek Subdivision (102 units) on 8 acres located at approximately 700 North and 400 West. Applicant is also requesting a zone change from LS (Large Suburban) to CMU (Commercial Mixed Use) related thereto. (Z-3-12) (S-12-12)

Voted to continue this item so staff could get prepared. This item was left on the agenda because public notice had been posted for a public hearing, however staff didn't have time to prepare a report.

Vote: 5-0

Item #4. Norm Frost / Ovation Homes (Public Hearing) – Applicant is requesting a recommendation/approval for a Preliminary (PUD) Master Plan and a Schematic Plan for the proposed Cottages at Rigby Road Planned Unit Development (P.U.D) consisting of 77 lots on 23.5 acres located at approximately 1350 West and 1800 North. The applicant is also requesting a recommendation for an LR Zone designation related thereto. (A-2-13; S-18-13)

Voted to recommend this item for denial based on the following:

(1) The proposed layout doesn't provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the LR zone because it results in more dwellings but in 2 of the conventional permitted alternatives it provides less open space. Sidewalks are required in conventional subdivisions; meanwhile, some

of the streets proposed by the applicant do not have sidewalks. Moreover, the applicant is proposing street trees, but these are also required in conventional subdivisions. Under a PUD the City may require developers to meet landscaping and maintenance standards. However, conservation subdivisions also have maintenance and landscaping standards that must be followed. Greater architectural standards may be required in PUDs; however, some architectural standards also exist in conversation subdivisions.

(2) That the proposed Planned Unit Development does not provide more efficient use of the land and more usable open space than a conventional development in the LR zone. The proposed PUD provides less usable open space than is provided in 2 of the 3 conventional permitted alternatives.

(3) The density of the proposed PUD is more than the density allowed in 2 of the 3 alternatives allowed conventionally, but the plan does not significantly compensate for this increased density in other ways more than a permitted conservation subdivision alternative.

Vote: 3-2

Item #5, Nick Mingo/Ivory Development – Applicant is requesting approval for Preliminary Plat approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located at the northwest corner of 650 West and Glover Lane in an AE zone. (S-3-13)

Voted to approve this item with the conditions as listed in the staff report and the additional condition that “staff continues to work with the applicant to align sidewalk to go in front of the pipe instead of behind.”

Vote: 5-0

Item #6. Scott Balling – Applicant is requesting a recommendation for Final Plat approval for the Kestrel Bay Townhomes (PUD) Subdivision (11 units) on .78 acres located at 145 West 620 South in an R-8 zone (S-11-12).

Voted to recommend this item for approval with the conditions as outlined in the staff report.

Vote: 5-0

Item #7. Utah School Development/Tyler Brodrero (Public Hearing) – Applicant is requesting approval for a Conditional Use Permit and Site Development Application for the Ascent Academy Charter School on property (approximately 5 acres) located on the southwest corner of 650 West and State Street in an AE zone. (C-11-13)

Voted to approve this item with the conditions 1-10 as listed in the staff report and the added condition that “the sidewalks be widened.”

Vote: 5-0

Item #8. Dennis Greenhalgh (Public Hearing) – Applicant is requesting approval for a Conditional Use Permit to increase the height of an accessory building to be located on property (.46 acres) at 1477 North 410 West in an LR-F Zone. (C-12-13)

Voted to approve this item with the conditions as listed in the staff report.

Vote 5-0

Item #9. Henry Walker Homes – Applicant is requesting approval to increase the building height in the proposed Avenues at Station Park subdivision in an RMU Zone from 2 stories to 3 stories as per Section 11-18-106 (S-10-13).

Voted to approve this item with the conditions as listed in the staff report and the added condition that the item be “heard and approved by the City Council.”

Vote: 5-0

Respectfully Submitted

A handwritten signature in dark ink, appearing to read "Eric Anderson", with a stylized flourish at the end.

Eric Anderson
Associate Planner

Review & Concur

A handwritten signature in dark ink, appearing to read "Dave Millheim", with a long, sweeping flourish extending to the right.

Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: Presentation of "Award of Financial Reporting Achievement" to
Keith Johnson

ACTION TO BE CONSIDERED:

Galen Rasmussen from the Utah GFOA organization will be making this presentation.

GENERAL INFORMATION:

See enclosed letter from Government Finance Officers Association.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

August 7, 2013

Dave Millheim
City Manager
Farmington City Corporation
PO Box 160
Farmington UT 84025-0160

Dear Mr. Millheim:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2012, qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Each entity submitting a report to the Certificate of Achievement review process is provided with a "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements in its financial reporting techniques. Your list has been enclosed. You are strongly encouraged to implement the recommended improvements into the next report and submit it to the program. If it is unclear what must be done to implement a comment or if there appears to be a discrepancy between the comment and the information in the CAFR, please contact the Technical Services Center (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.

Certificate of Achievement program policy requires that written responses to the comments and suggestions for improvement accompany the next fiscal year's submission. Your written responses should provide detail about how you choose to address each item that is contained within this report. These responses will be provided to those Special Review Committee members participating in the review.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. Enclosed is an AFRA for:

Keith Johnson, Finance Director/Assistant City Manager

Your Certificate of Achievement plaque will be shipped to you under separate cover in about eight weeks. We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release has been enclosed. We suggest that you provide copies of it to local newspapers, radio stations and television stations. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

A current holder of a Certificate of Achievement may include a reproduction of the award in its immediately subsequent CAFR. A camera ready copy of your Certificate is enclosed for that purpose. If you reproduce your Certificate in your next report, please refer to the enclosed instructions. A Certificate of Achievement is valid for a period of one year. To continue to participate in the Certificate of Achievement Program it will be necessary for you to submit your next CAFR to our review process.

In order to expedite your submission we have enclosed a Certificate of Achievement Program application form to facilitate a timely submission of your next report. This form should be completed and sent (postmarked) with three copies of your report, three copies of your application, three copies of your written responses to the program's comments and suggestions for improvement from the prior year, and any other pertinent material with the appropriate fee by December 31, 2013.

Your continued interest in and support of the Certificate of Achievement Program is most appreciated. If we may be of any further assistance, please contact Delores Smith (dsmith@gfoa.org or (312) 578-5454).

Sincerely,
Government Finance Officers Association

A handwritten signature in cursive script, reading "Stephen J. Gauthier". The signature is written in dark ink and is positioned above the printed name.

Stephen J. Gauthier, Director
Technical Services Center

SJG/ds



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

08/07/2013

NEWS RELEASE

For Information contact:
Stephen Gauthier (312) 977-9700

(Chicago)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **Farmington City Corporation** by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s), department or agency designated by the government as primarily responsible for preparing the award-winning CAFR. This has been presented to:

Keith Johnson, Finance Director/Assistant City Manager

The CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The GFOA is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL, and Washington, D.C.

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: Review and Acceptance of Audit Report

ACTION TO BE CONSIDERED:

Approve the audit report for FY2013.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

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FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council
From: Keith Johnson, Assistant City Manager
Date: December 10, 2013
Subject: **AUDIT REPORT.**

RECOMMENDATIONS

Hear the auditors presentation of the audit and approve the audit report for FY 2013.

BACKGROUND

Enclosed is the CAFR (comprehensive annual financial report) for FY 2013. The auditors have completed the audit of the City finances and will present their report to you in the work session and for your approval in the City Council meeting.

The audit report shows that the General Fund for the City ended with a fund balance of \$1,559,530 (pg 32), with the unassigned balance of \$1,332,506 and the rest either restricted or assigned. This is about \$483,000 more than what the budget showed (pg 36). Revenues came in higher than budgeted by about \$224,000 and expenditures and transfers were about \$258,000 less than budgeted. The fund balance is under the 25% limit required by the State. The biggest change in revenue was building permits increased by over \$332,000 from previous fiscal year.

All other funds look good including the water fund which covered operating expenses with operating revenues (pg 40 middle of page). The only ones that didn't were the ambulance and recreation fund. The recreation never covers expenses as the General Fund always transfers monies in for the overhead and personnel costs for the recreation programs. The ambulance fund had only a small loss, as revenues increased over last year, but so did expenses. We will monitor this fund to ensure that this improves over time.

Respectfully Submitted,

Review and Concur,


Keith Johnson,
Assistant City Manager

Dave Millheim,
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: Additional Height Increase for the Avenues at Station Park

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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FARMINGTON CITY

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CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: December 17, 2013

SUBJECT: **Additional Height Increase for the Avenues at Station Park**

RECOMMENDATION

Approve the additional height increase for dwellings along local streets in the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on December 5, 2013 as follows:

1. A distance of 300' must be established between the proposed development and any adjacent housing in a rural residential neighborhood;
2. Additional landscaping must be provided on the mixed use site including medium to large size trees every 20' along the entire length of the buffer along the western edge of the property;
3. At least three different housing types (i.e. detached single family, town homes, live-work units, etc.) shall be provided in the mixed use site for every 10 acres of development;
4. The proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.

Findings for Approval:

1. A distance of at least 300' is proposed as a buffer between adjacent rural residential sites and the proposed development.
2. Additional landscaping has been proposed in the buffer area with large trees placed at 20' on center along the entire length of the buffer along the western edge of the property.
3. Three different housing types are proposed throughout the development including: single family housing, townhomes and condominiums.
4. The proposed uses and architectural design have been altered, particularly in the single family housing to be compatible with the adjacent properties, surrounding neighborhoods and other existing and proposed development.

BACKGROUND

On October 1, 2013, the City Council adopted a zone text change to 11-18-106 which allowed for the possibility of a height increase in the RMU (Residential Mixed Use) zone along local streets from 2 stories at 27' to 3 stories not to exceed 33' under certain circumstances. The amendment reads:

“* If a transition area is created buffering rural residential density areas from mixed use areas as follows: 1) a distance of 300 feet must be established between housing in a rural residential site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc.) shall be provided in the mixed use site for every 10 acres of development; and 4) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development – then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan.”

The approval for this increase in height in the RMU zone along local streets is left up to the sole discretion of the City, which could be interpreted as staff, the Planning Commission or the City Council. In this case, staff has decided to fully vet the applicant's request through both Planning Commission and City Council.

SUPPLEMENTAL INFORMATION

1. Vicinity/Zoning Map
2. Building Elevations
3. Project Master Plan
4. Chapter 11-18-106 “Building Height Chart”

Respectively Submitted

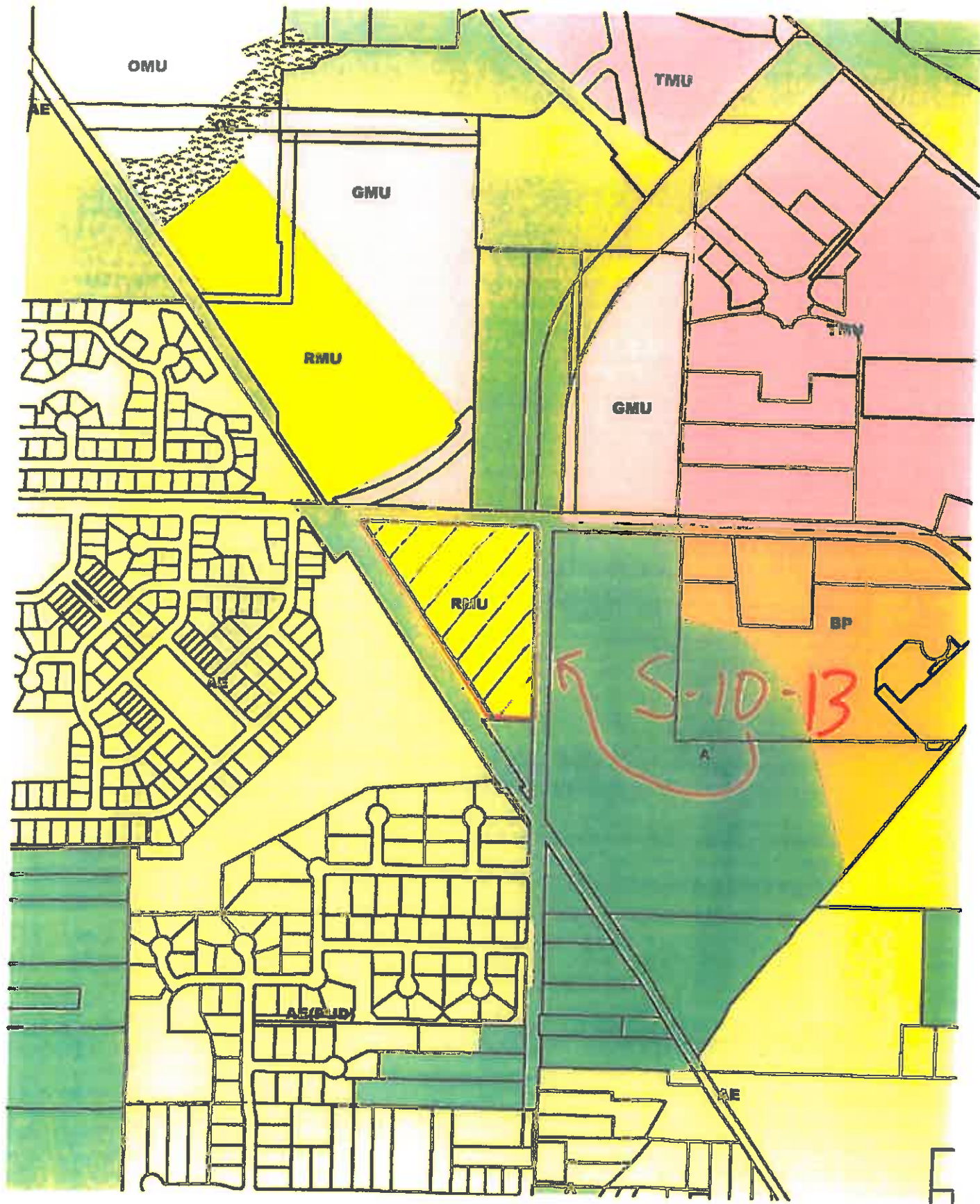


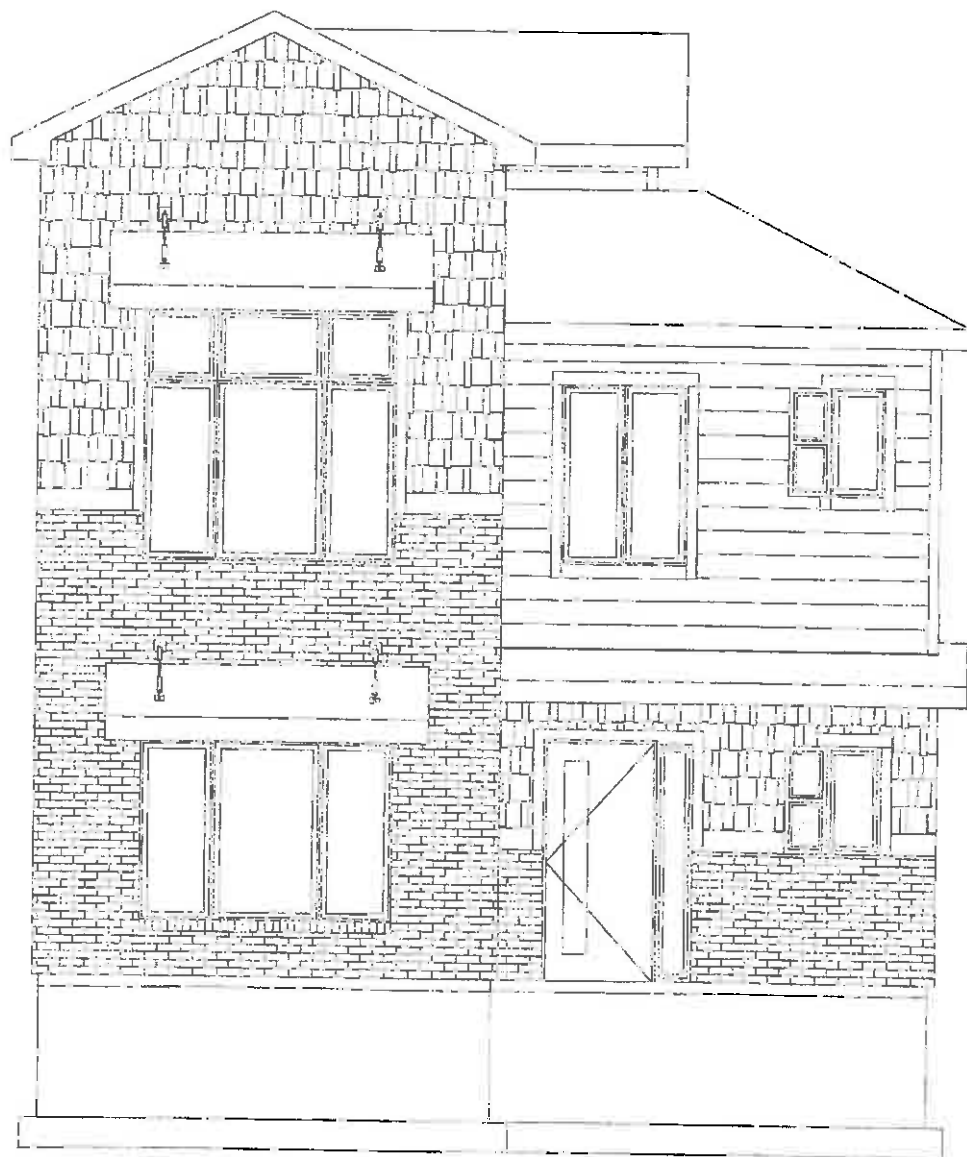
Eric Anderson
Associate City Planner

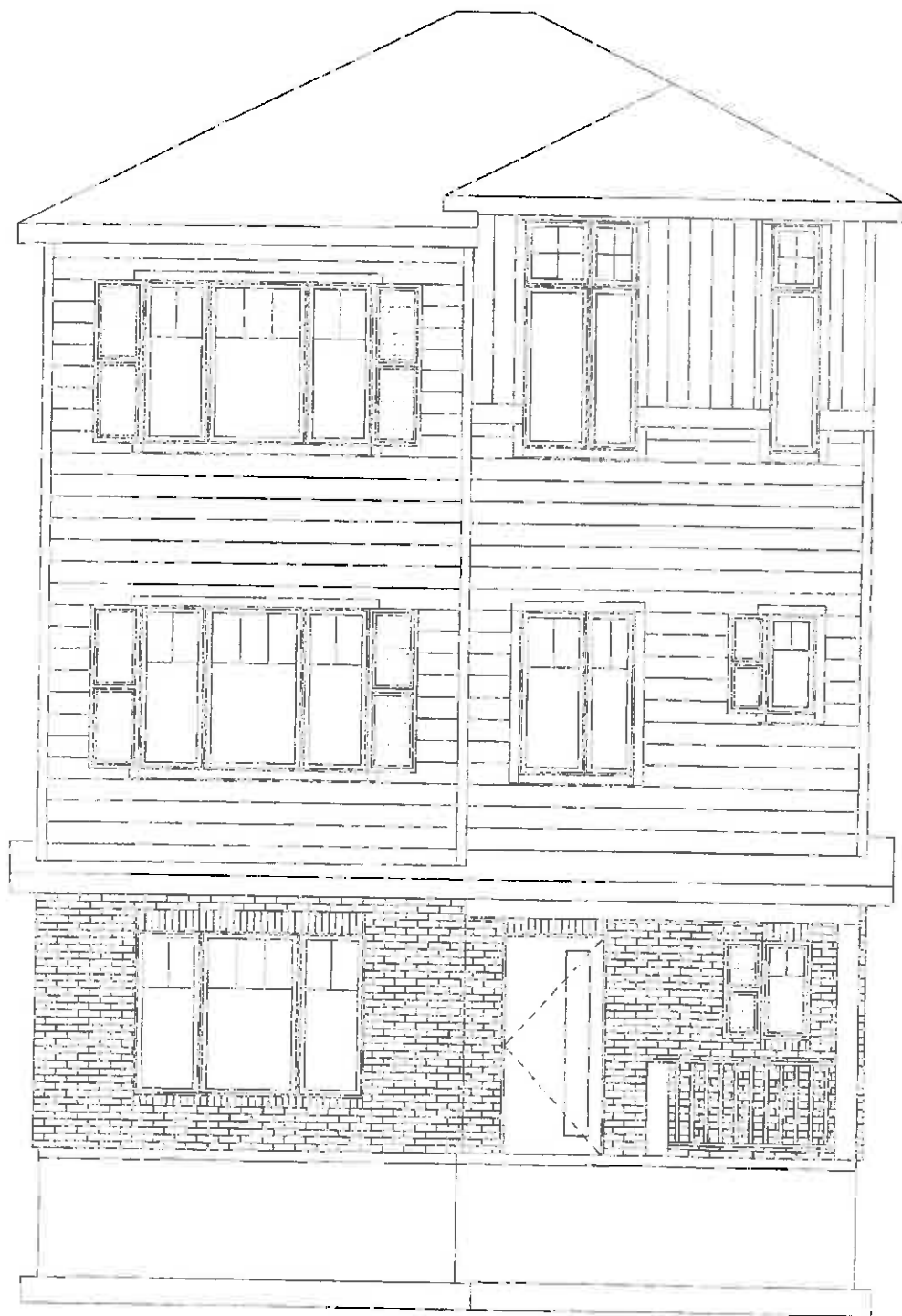
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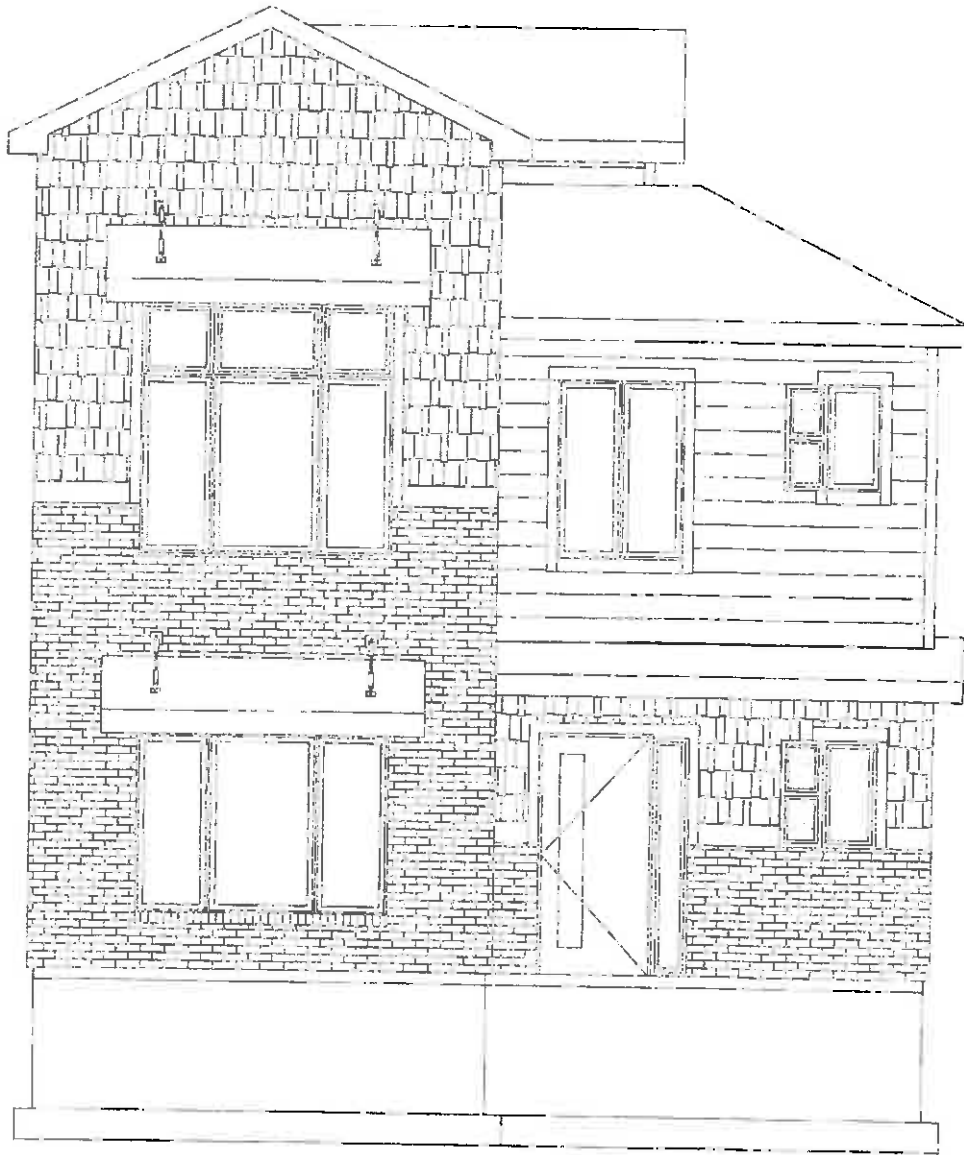


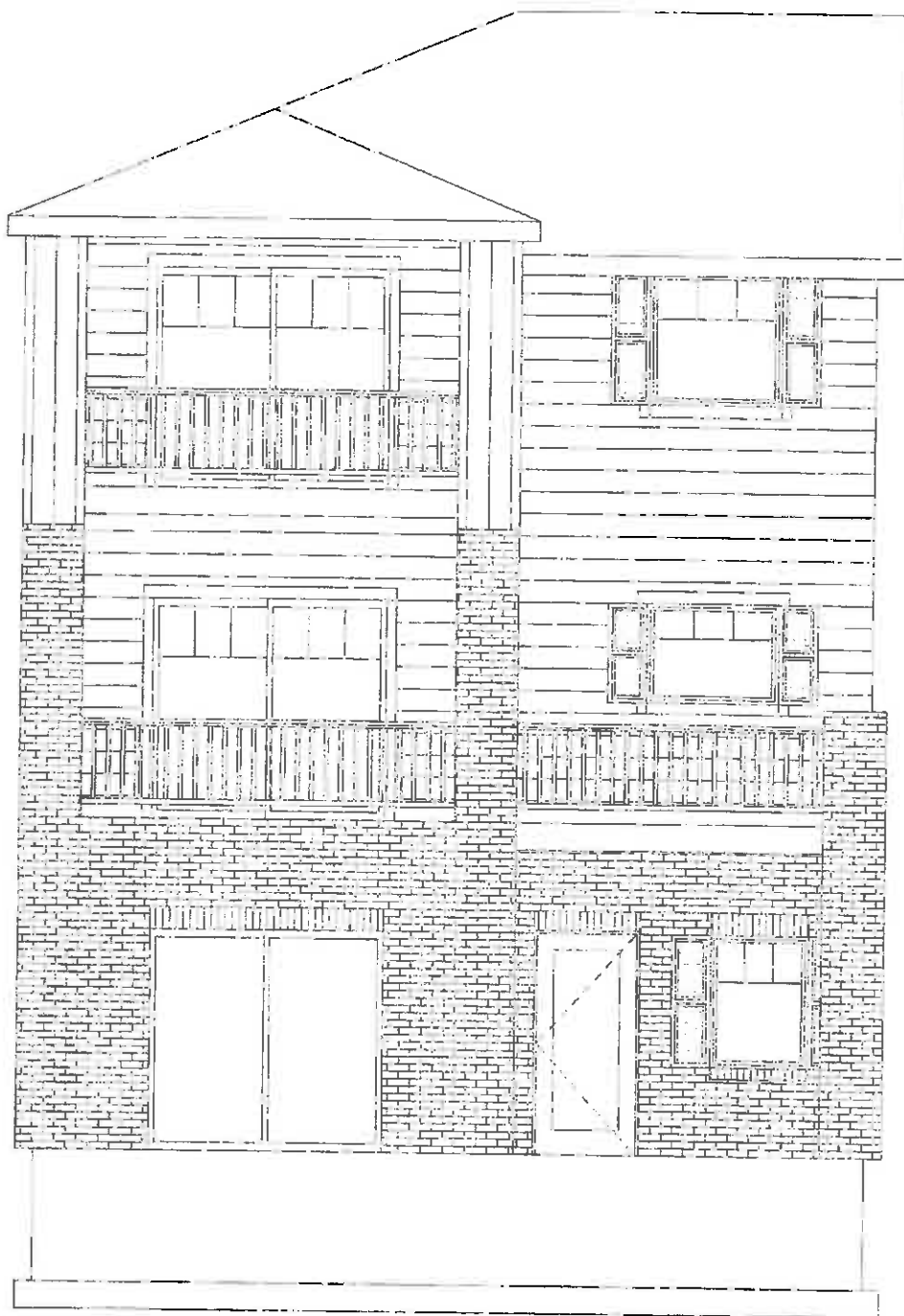
Dave Millheim
City Manager

















(c) Off-street parking for vehicles shall not occupy any space located between the building and the primary street on each zone or building lot, and the secondary street where applicable for a corner lot. Parking areas located to the side of structures shall meet all building form and site envelope standards for the lot and be located a minimum of 10 feet back from the back of the adjacent sidewalk.

(d) For each zone lot that has a building associated with it, said building shall meet the lot requirements of this section. Flag lots or lots without street frontage are not permitted.

	Building Height Maximum in Stories (& Feet)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	2(27 feet)	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)
<p>* If a transition area is created buffering rural residential density areas from-mixed use areas as follows: 1) a distance of at least 300 feet must be established between housing in a rural residential site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc) shall be provided in the mixed use site for every 10 acres of development; and 4) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development---then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan.</p>		

	Lot Width (in feet)			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>
Residential MU	32	120	32	200 (300 for non-resid)
General MU	25	150 (250 for non-resid)	50	200 (300 for non-resid)
Office MU	25	300	50	No max
Transit MU	25	200	25	300
Open Space MU	25	No max	25	No max



74-100 Consulting Services, Inc.
 5000 W. 14th Ave., Suite 100
 Denver, CO 80202
 84102

Copy: MP (30-11)

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PREMIUM FOLIO

SITE TABULATION

TOTAL SITE	527,658 SF	12.11 ACRES	100%
BUILDING	140,042 SF	3.22 ACRES	26.5%
HARDSCAPE	182,461 SF	4.19 ACRES	34.6%
OPEN SPACE	204,945 SF	4.70 ACRES	38.9%

DWELLING UNIT TABULATION

SINGLE FAMILY LOTS	45
TOWNHOME UNITS	47
MIXED USE UNITS	34
TOTAL UNITS	126

PARKING

PARKING REQUIRED:	252 STALLS
3 STALLS PER HOUSEHOLD	
QUEST PARKING IS 1 STALL	
PER 4 HOUSEHOLDS	
TOTAL REQUIRED:	33 STALLS
	284 STALLS

PARKING PROVIDED:

CARAGE	235 STALLS
OPEN DRIVEWAY (IN FRONT OF TOWNSHIPS MIXED USE UNITS)	53 STALLS
ON STREET PARKING	88 STALLS
(WITHIN THE PROJECT AREA)	
ON STREET PARKING	

(1100 WLT PARALLEL PKG)
TOTAL PROVIDED:

ON-STREET PARKING COUNT (TYPICAL)

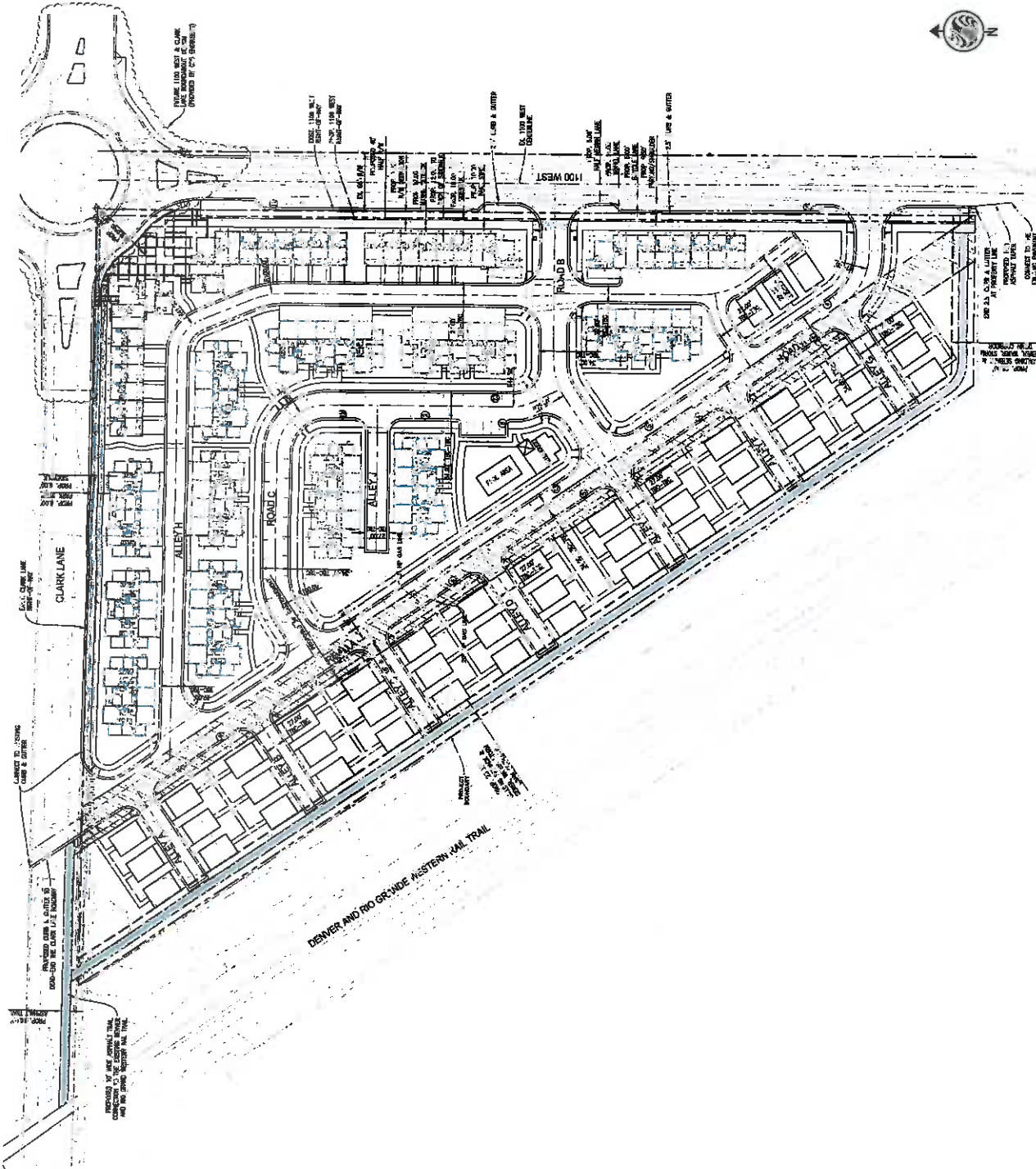
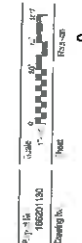
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HENRY WALKER HOMES
500 NORTH MARKETPLACE DRIVE, SUITE 201
CENTERVILLE, UT 84014
AVENUES AT STATION PARK

Farming L. A. Uda

OVERALL SITE PLAN



Stantec Consulting Services Inc.
215 South 200 East, Suite 201
Salt Lake City, UT 84143
Tel: 801.464.1777
Fax: 801.464.1771
www.stantec.com



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Drawn by: [Name]

Layed out by: [Name]

Notes

Revised	By	Date	Reason
1	[Name]	11/11/11	Initial Design
2	[Name]	11/11/11	Final Design



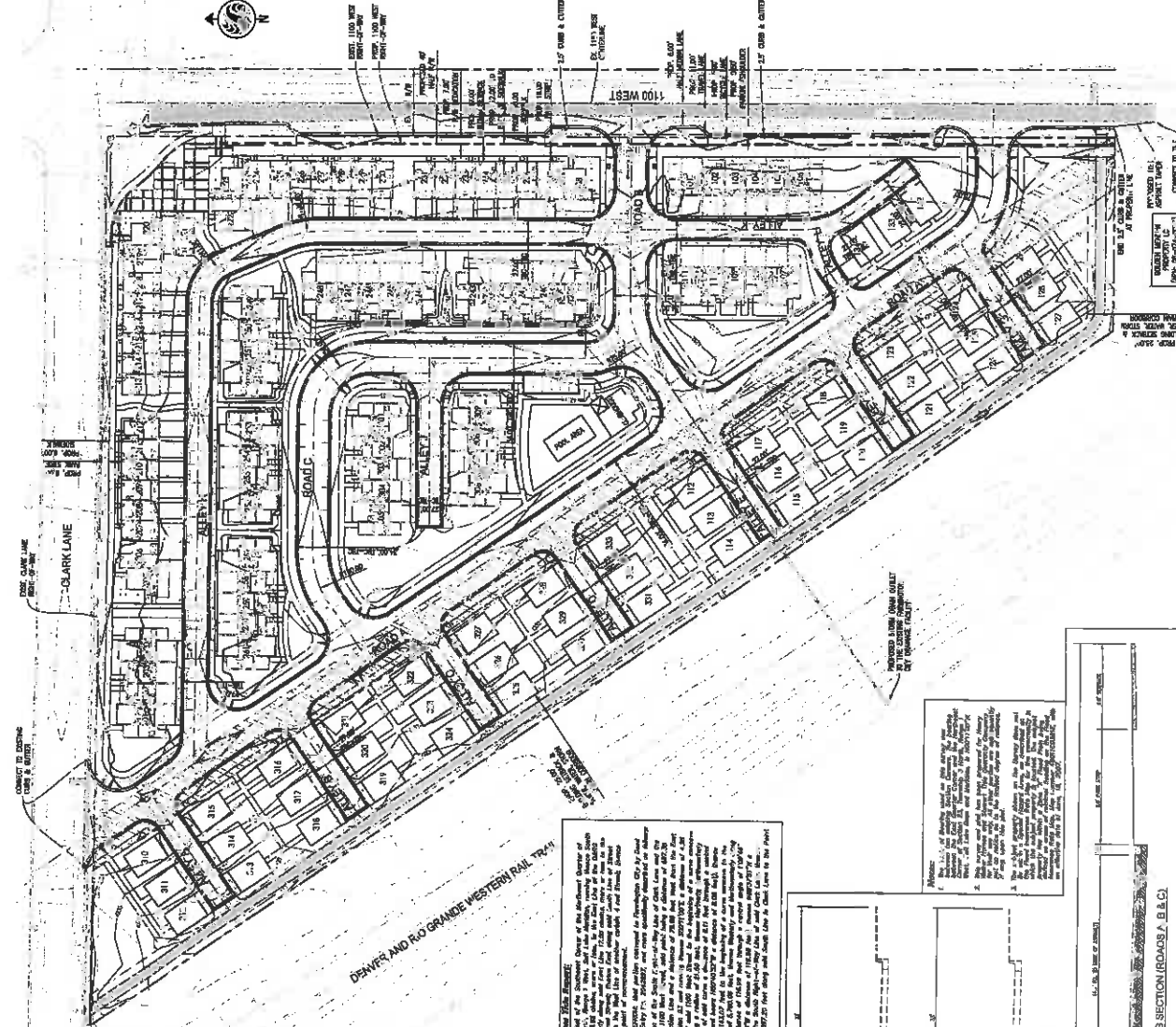
Client: HENRY WALKER HOMES
500 NORTH MARKETPLACE DRIVE, SUITE 201
CENTREVILLE, UTAH 84014
THE AVENUES AT STATION PARK
Farmington, Utah

Title: PRELIMINARY PLAT (NOT FOR CONSTRUCTION)

Project No.	1000110-1
Date of Pl.	11/11/11
Sheet	C-002

Scale: 1" = 40'

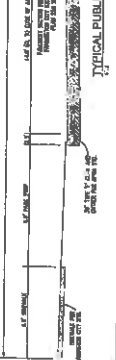
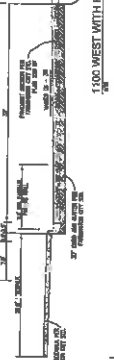
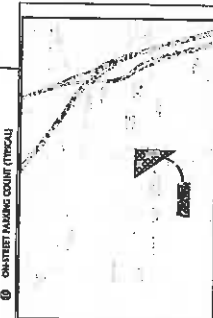
North Arrow



SITE TABULATION	
TOTAL SITE	127.48 ACRES
IMPROVEMENTS	11.41 ACRES
RESIDUAL	116.07 ACRES
IMPROVEMENTS	11.41 ACRES
RESIDUAL	104.66 ACRES

DWELLING UNIT TABULATION	
TOTAL UNITS	238
TOWNHOME UNITS	238
STANDARD UNITS	238
TOTAL UNITS	238

PARKING	
TOTAL SPACES	238
STANDARD SPACES	238
TOTAL SPACES	238



NOTES:

- Owner of the subject property is Henry Walker Homes, Inc. (HWH). HWH is the owner of the subject property and is the owner of the subject property.
- The subject property is located in the City of Farmington, Utah. The subject property is located in the City of Farmington, Utah.
- The subject property is located in the City of Farmington, Utah. The subject property is located in the City of Farmington, Utah.
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- The subject property is located in the City of Farmington, Utah. The subject property is located in the City of Farmington, Utah.

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

PUBLIC HEARING: Project Master Plan for the Avenues at Station Park

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: December 17, 2013

SUBJECT: **Project Master Plan for the Avenues at Station Park**

RECOMMENDATION

Hold a public hearing and move that the City Council approve the Project Master Plan for the proposed Avenues at Station Park subject to all applicable Farmington City ordinances and development standards, and that the applicant must follow the zone lot standards set forth in Chapter 18.

Findings for Approval:

1. The proposed PMP is consistent with the regulating and other street, block size, and building form standards in the ordinance.
2. The number of parking stalls and the location thereof meets city standards. Chapter 32 of the Zoning Ordinance requires 243 residential parking stalls, and the developer is providing 294 parking stalls with additional room for another 92 on-street parking stalls within the interior of the project.
3. The open space requirement is 35% in an RMU zone, the applicant is providing 38.8% of aggregated open space.

BACKGROUND

The proposed project is subject to the development plan review process set forth in Chapter 18 of the Zoning Ordinance. As per Section 11-18-108 of this chapter, an approved PMP, which establishes a “framework for the development of large or phased projects” is required as a prerequisite for the development review process. The intent of the Project Master Plan is to establish a framework for the development of large or phased projects and to address these issues as development proceeds:

1. Transportation, Mobility and Connectivity
2. Stormwater management, drainage and grading
3. Water quality systems
4. Major utilities
5. Open space and wetlands

6. Land use

A PMP is required for developments in the RMU, GMU and OMU districts when one of four criteria is met. The proposed subdivision Avenues at Station Park only meets criteria number 3, which states: "When aggregating open space is anticipated beyond a single zone lot as permitted to section 11-18-106."

The proposed subdivision does anticipate an aggregation of open space beyond a single zone lot, therefore, a PMP is required. The review of the PMP was focused on ensuring that the proposed open space aggregation met the required 35%.

The Planning Commission heard this item on 11/14/2013 and provided a favorable motion by voting 5-0 and added a condition that "the applicant must follow the zone lot standards set forth in Chapter 18"; this added condition has been added to the suggested motion above.

SUPPLEMENTAL INFORMATION

1. Vicinity/Zoning Map
2. Project Master Plan
3. Zone Lot/Open Space Map

Respectively Submitted

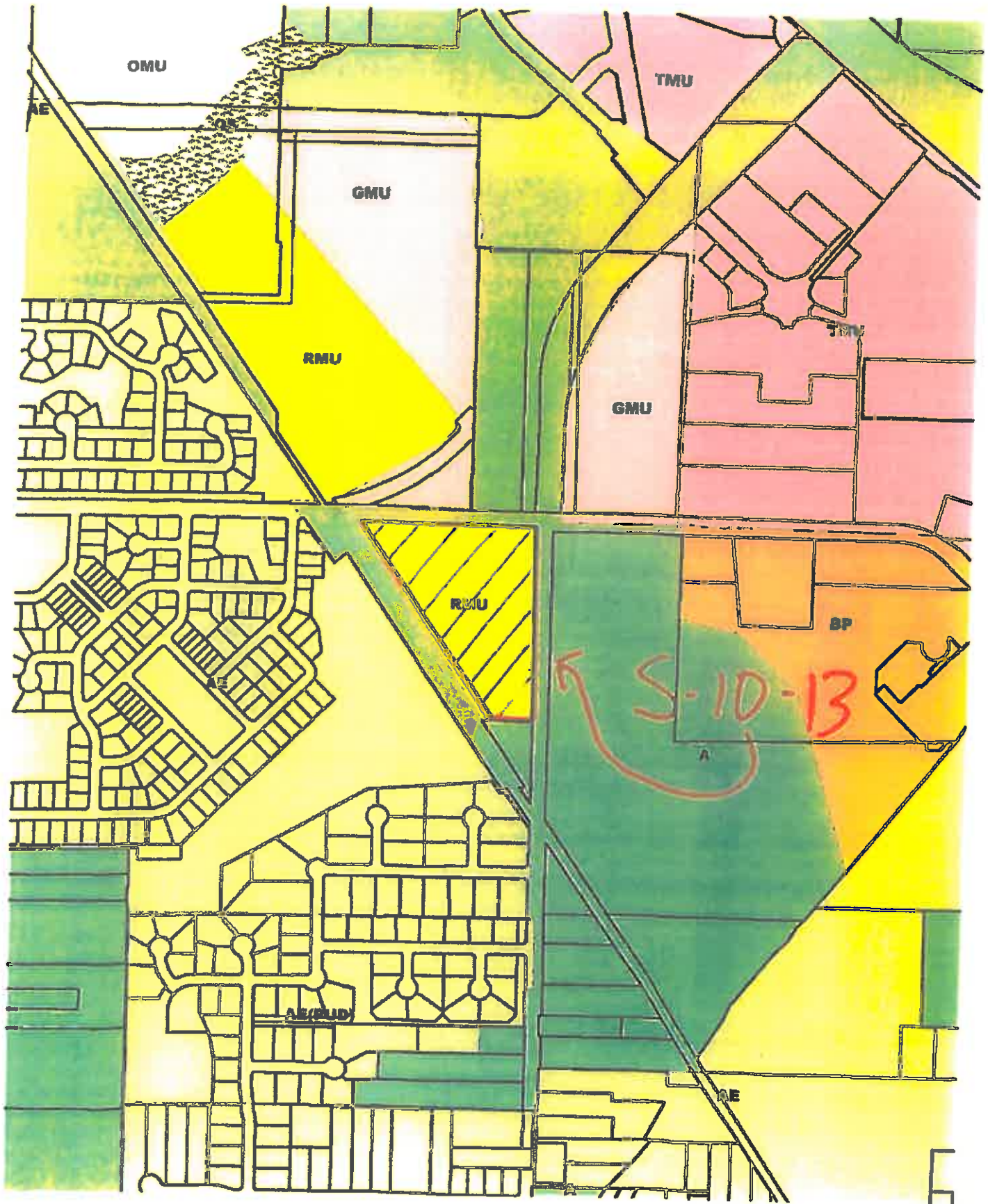


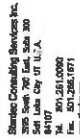
Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager





Conclusions

The Customer shall study and be responsible for all dimensions. DO NOT send the drawing - any errors or omissions shall be reported to Bureau before delivery.

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Concepts

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1998

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The Money: 01130-003-prc-upd-0.org



Inventory

HENRY WALKER HOMES
100 NORTH MARKETPLACE DRIVE, SUITE 201
CENTERVILLE, UTAH 84014
THE AVENUES AT STATION PARK

Emulation (Mach)

PRELIMINARY PLAT
NOT FOR CONSTRUCTION

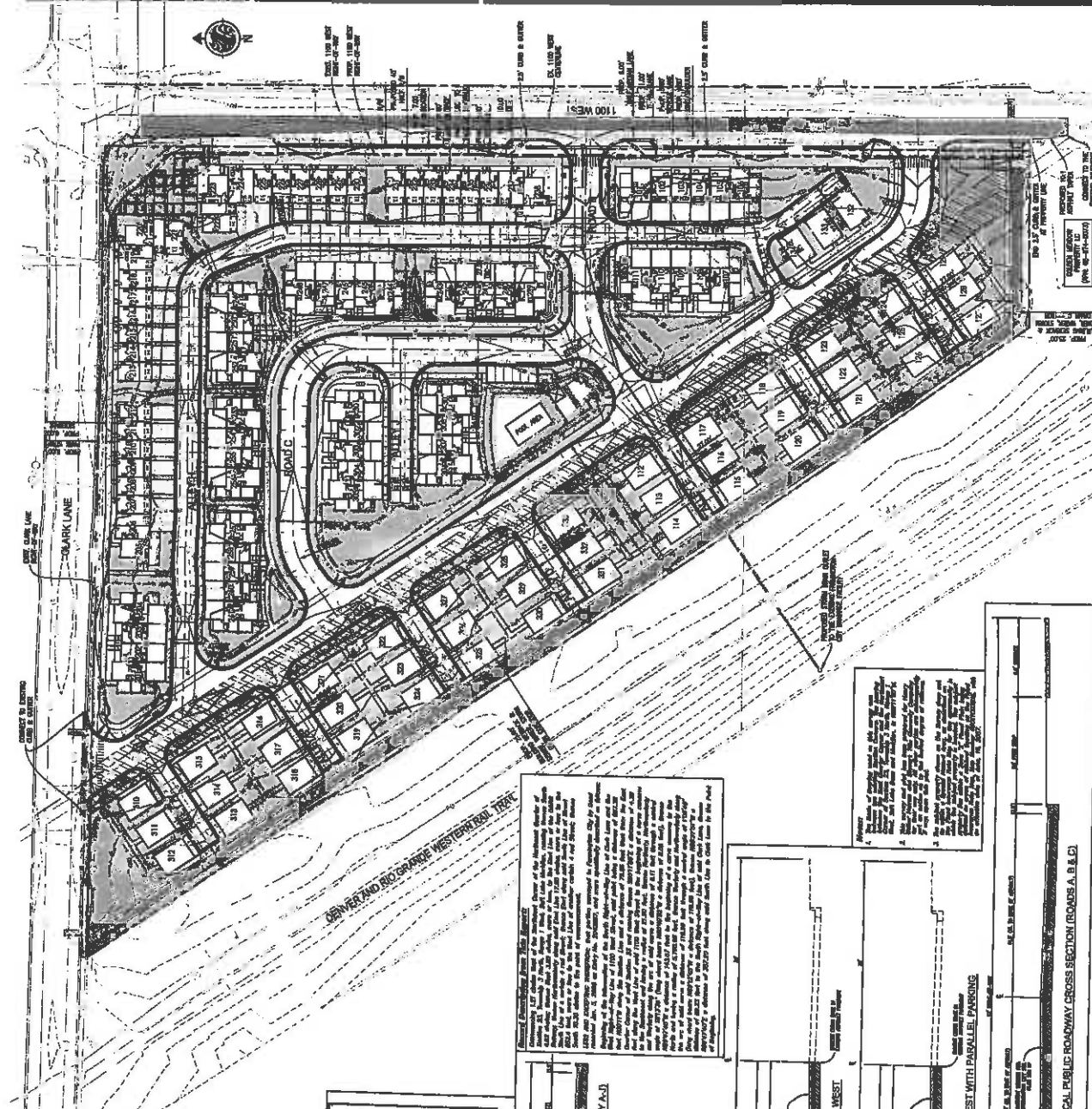
Student No.

Reg. No. 201130

Figure 1

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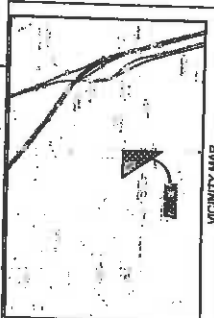
SITE TOTAL		172,448 AC	18.11 AC/LOT	100%
TOTAL STALLS	140,000	4.33 STALLS/LOT	34.0%	
RESIDENTIAL	100,000	4.19 STALLS/LOT	34.0%	
COMMERCIAL	20,000	4.19 STALLS/LOT	34.0%	
OFFICE SPACE	200,000	4.19 STALLS/LOT	34.0%	

DWELLING UNIT FABRICATION		65	
SINGLE FAMILY LOTS	100		
CONDOMINIUMS	25		
TOTAL DWELLING UNITS	125		
TOTAL UNIT/AC		16.00 UNIT/AC	

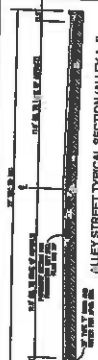
PARKING		253 STALLS	
ON STREET PARKING	100		
UNDERGROUND PARKING	153		
TOTAL PARKING	253		
TOTAL MOTORISTS	253		

PARKING REQUIREMENTS		253 STALLS	
ON STREET PARKING	100		
UNDERGROUND PARKING	153		
TOTAL PARKING	253		
TOTAL MOTORISTS	253		

ON STREET PARKING COURT CIRCULAR		253 STALLS	
ON STREET PARKING	100		
UNDERGROUND PARKING	153		
TOTAL PARKING	253		
TOTAL MOTORISTS	253		



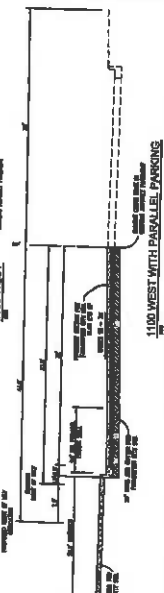
VICINITY MAP



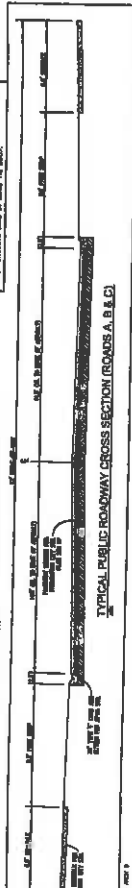
ALLEY STREET TYPICAL SECTION (A)



Figure 1

1100 WEST
 1100 WEST

THE UNIVERSITY OF CHICAGO



1. *Phragmites australis* (Cav.) Trin. ex Steud.

6 NOV - 10:55 AM

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

PUBLIC HEARING: Preliminary (PUD) Master Plan and Schematic Plan Approval for the Cottages at Rigby Road and an Ordinance Designating the Zone for the Property as LR (PUD) and Annexing said Property into the Corporate Limits of Farmington

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: December 6, 2013

SUBJECT: **PRELIMINARY (PUD) MASTER PLAN AND SCHEMATIC PLAN APPROVAL FOR THE COTTAGES AT RIGBY ROAD AND AN ORDINANCE DESIGNATING THE ZONE FOR THE PROPERTY AS LR (PUD) AND ANNEXING SAID PROPERTY INTO THE CORPORATE LIMITS OF FARMINGTON**

POSSIBLE ALTERNATIVE MOTIONS

- A. Move that the City Council follow the recommendation of the Planning Commission and deny the Preliminary (PUD) Master Plan and the schematic plan and requested zone designation related thereto, and approve the enclosed ordinance annexing the property with the zone designation "A" (Agriculture).

Findings:

(1) The proposed layout does not provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the LR zone because it results in more dwellings but in 2 of the conventional permitted alternatives it provides less open space. Sidewalks are required in conventional subdivisions; meanwhile, some of the streets proposed by the applicant do not have sidewalks. Moreover, the applicant is proposing street trees, but these are also required in conventional subdivisions. Under a PUD the City may require developers to meet landscaping and maintenance standards. However, conservation subdivisions also have maintenance and landscaping standards that must be followed. Greater architectural standards may be required in PUDs; however, some architectural standards also exist in conservation subdivisions.

(2) That the proposed Planned Unit Development does not provide more efficient use of the land and more usable open space than a conventional development in the LR zone. The proposed PUD provides less usable open space than is provided in 2 of the 3 conventional permitted alternatives.

(3) The density of the proposed PUD is more than the density allowed in 2 of the 3 alternatives allowed conventionally, but the plan does not significantly compensate for this increased density in other ways more than a permitted conservation subdivision alternative.

(4) The Haight Creek draw shall be preserved for future generations, and is consistent with the PPR designation of the General Plan.

OR

B. Move that the City Council approve the schematic plan for the Cottages at Rigby Road and an ordinance designating the zone for the property as LR (PUD) and annexing said property into the Corporate Limits of Farmington subject to all applicable Farmington City standards and ordinances and the following:

1. The plan must be updated to show a detention basin.
2. A Rigby Road already exists in Farmington. This street name issue must be resolved, including the name of the project.

Findings:

Note: the two Planning Commissioners who did not vote in favor of the Planning Commissioners recommendation for denial expressed the following, among other things, in the discussion leading up to the motion by the Commission:

1. The City can require a trail under the PUD scenario.
2. A PUD concept could result in more landscaping and greater architectural quality for the development.
3. A PUD requires an HOA and this is a good mechanism to maintain landscaping—especially the buffer on 1800 North [staff note: the City can also require an HOA as per Chapter 12 regarding conservation subdivisions].
4. The amenities proposed may justify the additional 10 lots (or more density) and less open space than the permitted alternatives.

[Note: in addition to their findings referenced above, the three Planning Commissioners who voted to recommend denial expressed the following, among other things, in the discussion leading up to the motion by the Commission:

1. The City will obtain a trail anyway under a conservation subdivision scenario.
2. It is possible for the City to require as much landscaping in a Conservation Subdivision as a PUD.
3. PUD improvements/amenities usually includes club houses, swimming pools, tennis courts, plaza's, paved walkways, etc. Meanwhile, the applicant is only providing a trail consisting of crusher fines.
4. The applicant is only providing open space he cannot develop anyway.

BACKGROUND

By resolution, the Farmington City Council on October 1, 2013, accepted a petition for study from Norm Frost/Ovation Homes to annex 23.24 acres (the subject property) located at approximately 1800 North and 1350 West (Application #A-2-13). The General Plan designation for the property is LDR (Low Density Residential) and “PPR” (Public/Private Recreation Open Space and/or Parks Very Low Density). As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. However, the applicant is requesting a zone designation of LR-PUD (Large Residential Planned Unit Development) and Preliminary (PUD) Master Plan and schematic plan approval for a residential subdivision (Application #S-15-13).

The Haight Creek draw runs along the western portion of the property. Gas lines traverse the property running north to south separating the easterly 6 acres from the remaining property located west of the gas lines. The applicant is proposing 26 larger lots (over 10,000 s.f. in size) near the Haight Creek side of the property, and along the northern and southern boundaries of the project. The remaining 51 lots range in size from 6,420-10,000 s.f. The developer also proposes to establish an HOA for the PUD to maintain much of the yard area for the single family homes.

The applicant received comments from the City’s Development Review Committee (DRC). The DRC consists of representatives from the City Public Works, Community Development, and Fire Departments, the City Engineer, Central Davis Sewer District (CDS), and Benchland Water. Members of the DRC stated (among other things) the following:

1. Provide a storm water detention per the Farmington City Storm Drain Master Plan.
2. A model showing pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

The applicant has addressed many of the concerns of the DRC, but the storm-water detention basin may alter the layout of the proposed PUD, and/or modify the number of lots proposed.

The City shall review the application for approval of a Planned Unit Development designation and the Preliminary (PUD) Master Plan at a public hearing and shall either approve the application and plan as presented, approve it subject to certain conditions, table the application pending receipt of required materials, data, studies and information, or disapprove it. Specifically, the City must find in the affirmative that the application meets the criteria in subparagraphs (a) through (e) of Section 11-27-070 set forth in *italics* below. [Note: staff comments follow each the sub paragraphs].

(a) That the proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed Planned Unit Development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed Planned Unit Development and as a means of its integration into its surroundings.

Three conventional permitted subdivision alternatives exist in the LR zone (one in Chapter 11 of the Zoning Ordinance, and two in Chapter 12 regarding conservation subdivisions). The proposed PUD layout results in more dwellings than the three permitted alternatives, and less open space than the two permitted alternatives in Chapter 12 (see attached tables).

Regarding street side treatments, sidewalks are required in permitted subdivisions unless otherwise approved by the City Council; meanwhile, some of the streets proposed by the applicant do not have sidewalks on one side of the right-of-way. Moreover, the applicant is proposing street trees, but these are also required in conventional subdivisions pursuant to Chapter 42 of the Zoning Ordinance titled "Urban Forestry". Under a PUD the City may require developers to meet landscaping and maintenance standards. However, conservation subdivisions also have maintenance and landscaping standards that must be followed.

Greater architectural standards may be required for PUD's, but some architectural standards also exist for conservation subdivisions.

(b) That the proposed Planned Unit Development will create no detriment to property adjacent to the Planned Unit Development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements for the adjacent zone apply on the periphery of the Planned Unit Development.

The applicant is providing sidewalks, but in some cases is only proposing a sidewalk on one side of the street. This same type of flexibility is possible in conventional permitted subdivisions as per Section 12-8-100 of the Subdivision Ordinance. Regarding other standards referenced in sub-paragraph (b), the City cannot require that a developer apply these standards to the same degree in conventional subdivisions as compared to PUDs.

(c) That the proposed Planned Unit Development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.

The proposed PUD provides less open space than is provided in 2 of the 3 permitted alternatives or 4.09 acres compared to 4.862 acres and 5.883 acres respectively. The proposed

PUD also creates greater residential density than the conservation subdivision alternatives—3.31 d.u./acre (77 lots) versus 2.99 d.u./acre (67 lots) or 3.14 d.u./acre (73 lots).

(d) That the increased density allowed within the Planned Unit Development will be compensated by better site design and by the provision of increased amenities, common open space, and recreational facilities. To insure this requirement is achieved, site plans and other plans should be prepared by design professionals.

The increased residential density of the proposed PUD is more than the density of 2 of the 3 alternatives allowed conventionally, but may not significantly compensate in other ways. It provides a trail and a landscape buffer along 1800 North and the Montebella Subdivision, but the conservation subdivisions may do the same.

(e) That any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed Planned Unit Development. Based on its action on the Preliminary (PUD) Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the Preliminary (PUD) Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.

Supplemental Information

1. Vicinity map
2. Preliminary (PUD) Master Plan and Schematic plan
3. Open Space and Density tables
4. Proposed building elevations and photographs
5. Area density map of selected developments
6. Yield Plan
7. Traffic letter from Reeve and Associates, Inc., dated 11-11-13.
8. Ordinance Annexing Property
9. Petition against the development received from the community
10. Emails received regarding the development to date.

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 11, Chapter 11—Low Density Residential
3. Title 12, Chapter 12---Conservation Subdivision Development Standards
4. Title 11, Chapter 27—Planned Unit Developments

Respectively Submitted

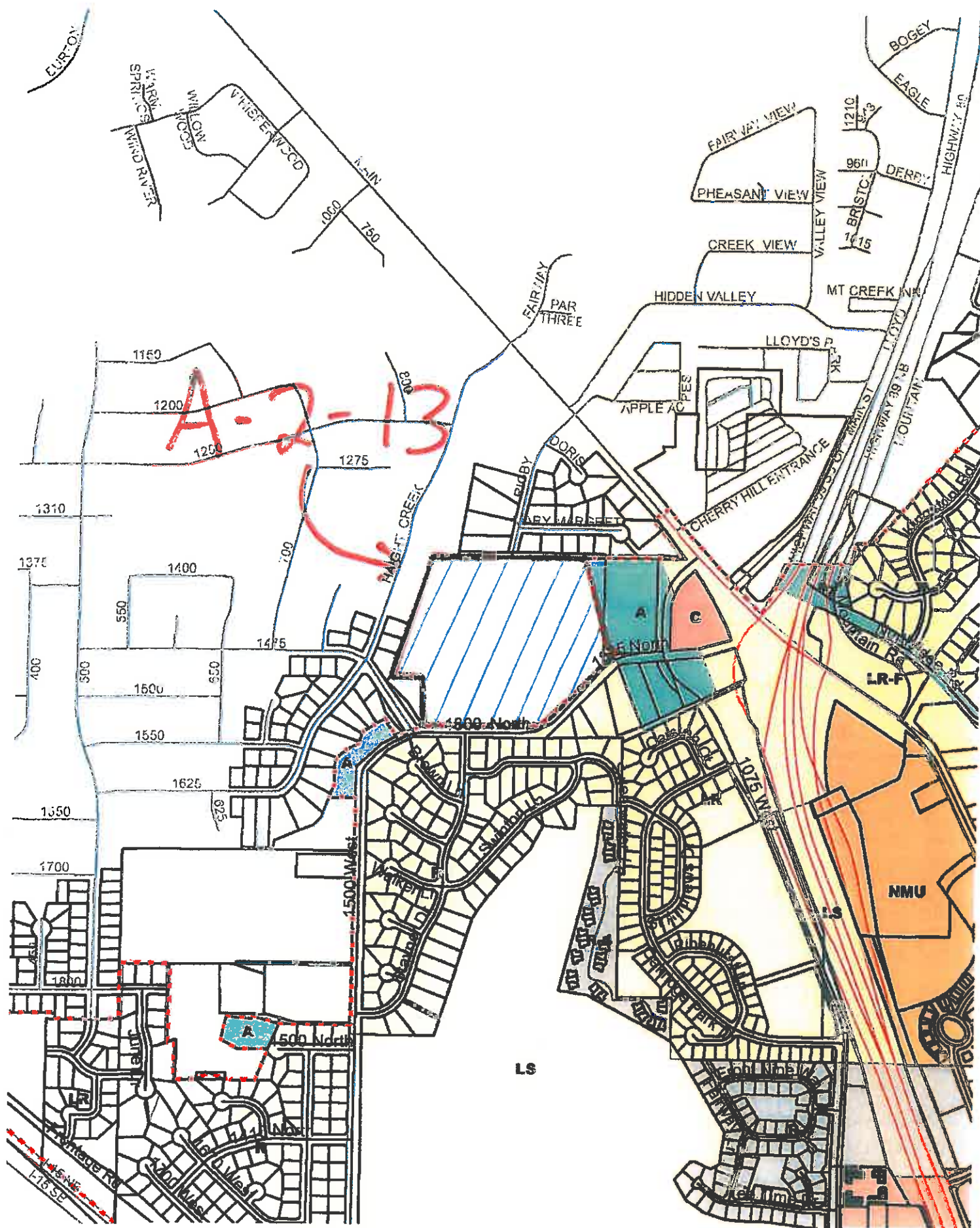


David Petersen
Community Development Director

Review and Concur ,



Dave Millheim
City Manager

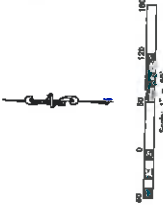


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DESIGN DATA

TOTAL AREA.....	23.24 ACRES
COUNTY-OWNED AREA.....	1.92 ACRES
OPEN SPACE REQUIRED.....	20.42 ACRES
OPEN SPACE PROVIDED.....	20.49 ACRES
	(2000)
	(2000)

LOP, 30000 TABLE
24 LOTS TRACT/LOT
51 LOTS 5 MILE LEVEL ACTIVE ADULT HOMES



LEGEND

SECTION CORNER

BOUNDARY LINE

ROAD CENTERLINE

ADJACENT PROPERTY

SECTION TO LINE

10'-0" LANDSCAPE BUFFER

OPEN SPACE AREA

FINAL "GOOD PLAN"

SEE EXHIBIT FOR THE LOCATION OF THE PROPERTY OF THE CITY OF ALABAMA.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HUNT & NEWMAN, INC. (H&N) AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF H&N.

Land in acres						
Total Land Area	Conservation or Open Space Land	Total % Conservation or Open Space	Lot Size Typical	Lot Size Minimum	Total Lots Possible	DU/ Acre

Permitted Alternatives (land areas in acres)

Base (Chapter 11)	23.24	0	0	n/a	20,000	Up to: 40	1.72
-------------------	-------	---	---	-----	--------	-----------	------

Conservation Subdivision (Chapter 12)

Yield Plan	23.24	n/a	n/a	n/a	10,000	67	2.88
Option 1	23.24	4.862	21%	9,000	7,500	Up to: 67	2.88
Option 2	23.24	5.883	25%	7,727	6,500	Up to: 73	3.14

Discretionary Alternative (land areas in acres)

Yield Plan	23.24	n/a	n/a	n/a	10,000	67	2.88
PUD (Chapter 27)	23.24	2.324	10%	unknown	unknown	67	2.88

Ovation Bonus Request	23.24	3.486	15%	8,813	6,420	77	3.31
	Actual Proposed		4.09	18%			

Land in acres		A	B	C	D	E	F	G	H	I	J	K	L	M
		Total Land Area	Constrained Land	(A - B) Unconstrained Land	Unconstrained % Required For Conservation Land	Unconstrained Acreage Required	Total (B + E) Conservation or Open Space Required or Result	Total % Conservation or Open Space Required	Lot Size Typical	Lot Size Minimum	Incentive Multiplier	Lot Bonus	Total Lots Possible	DU/ Acre

Permitted Alternatives (land areas in acres)

Base (Chapter 11)														
		23.24	2.82	20.42	0	0	0	0	n/a	20,000	n/a	n/a	40	1.72

Conservation Subdivision (Chapter 12)

Yield Plan		23.24	2.82	20.42	n/a	n/a	n/a	n/a	n/a	10,000	n/a	n/a	67	2.88
Option 1		23.24	2.82	20.42	10%	2.042	4.862	21%	9,000	7,500	0%	0	67	2.88
Option 2		23.24	2.82	20.42	15%	3.063	5.883	25%	7,727	6,500	10%	6.7	73	3.14

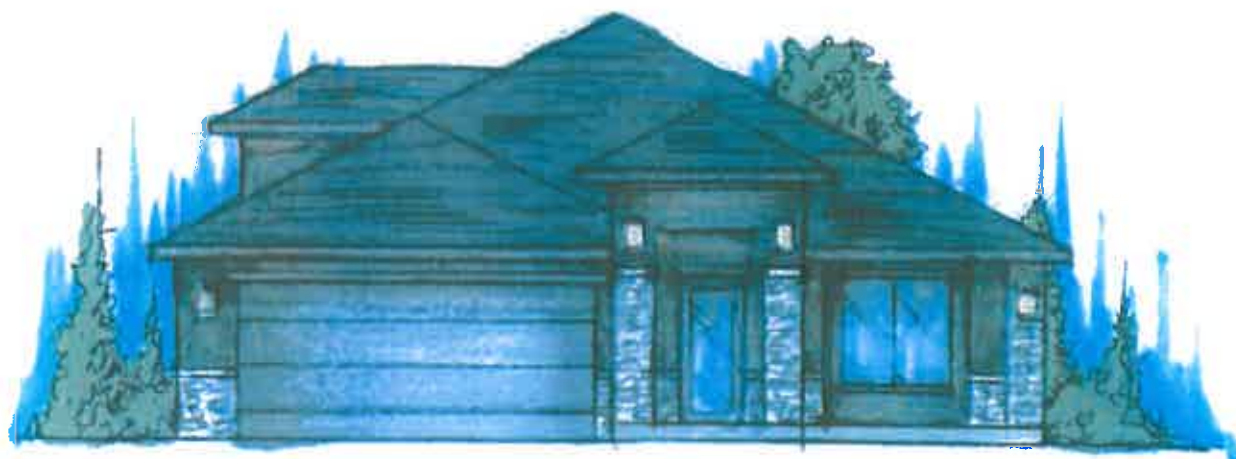
Discretionary Alternative (land areas in acres)

Yield Plan		23.24	2.82	20.42	n/a	n/a	n/a	n/a	n/a	10,000	n/a	n/a	67	2.88
PUD (Chapter 27)		23.24	n/a	n/a	n/a	n/a	2.324	10%	unknown	unknown	0%	0	67	2.88

Ovation

Bonus Request		23.24	n/a	n/a	n/a	n/a	3.486	15%	8,813	6,420	15%	10.05	77	3.31
							Actual Proposed		4.09					
									18%					

ABERDEEN ELEVATION OPTIONS



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AVERY ELEVATION OPTIONS



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EVERGREEN ELEVATION OPTIONS



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HAMILTON ELEVATION OPTIONS



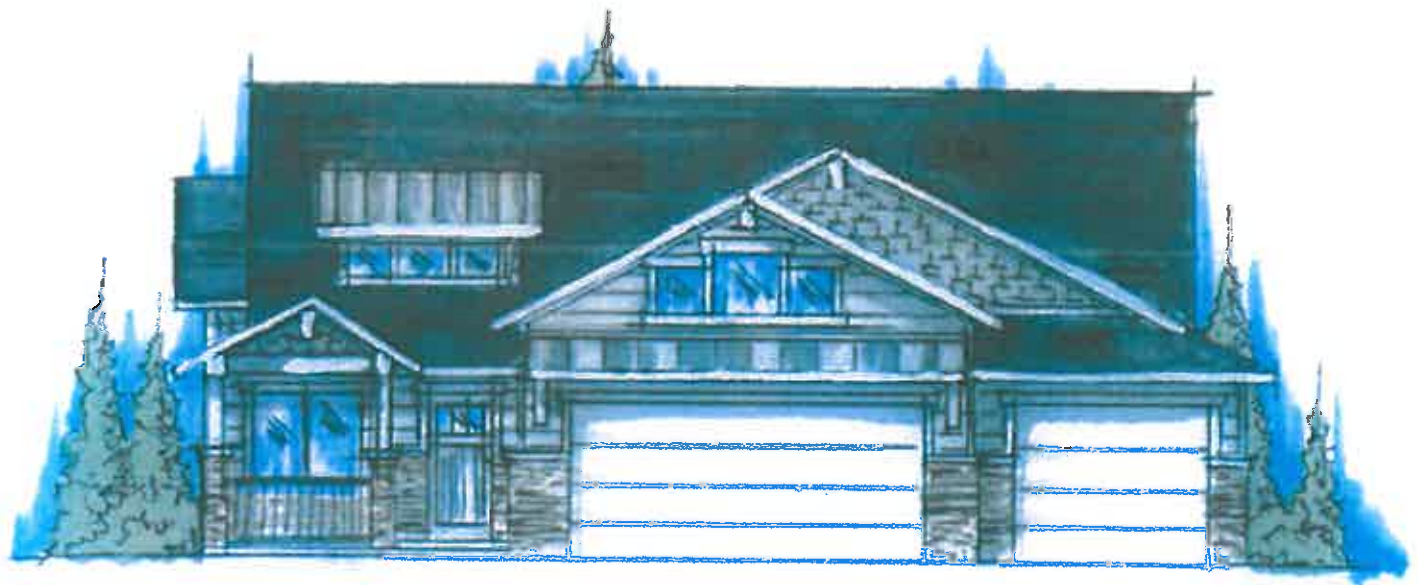
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KINGSTON ELEVATION OPTIONS



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Phone (801) 476-1457 Fax (801) 476-1458 Email: info@hilltoplandmanagement.com

KRENSHAW ELEVATION OPTIONS



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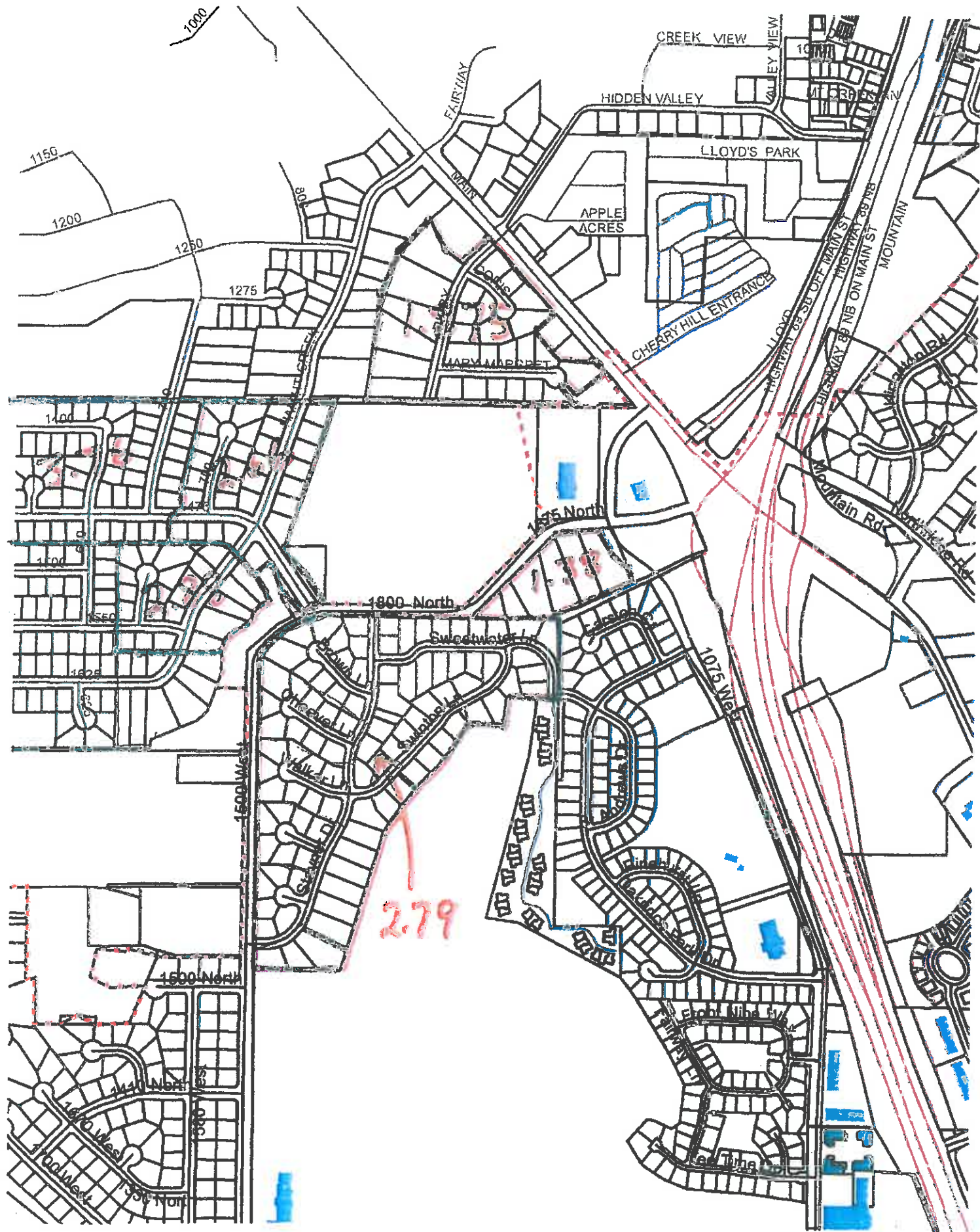
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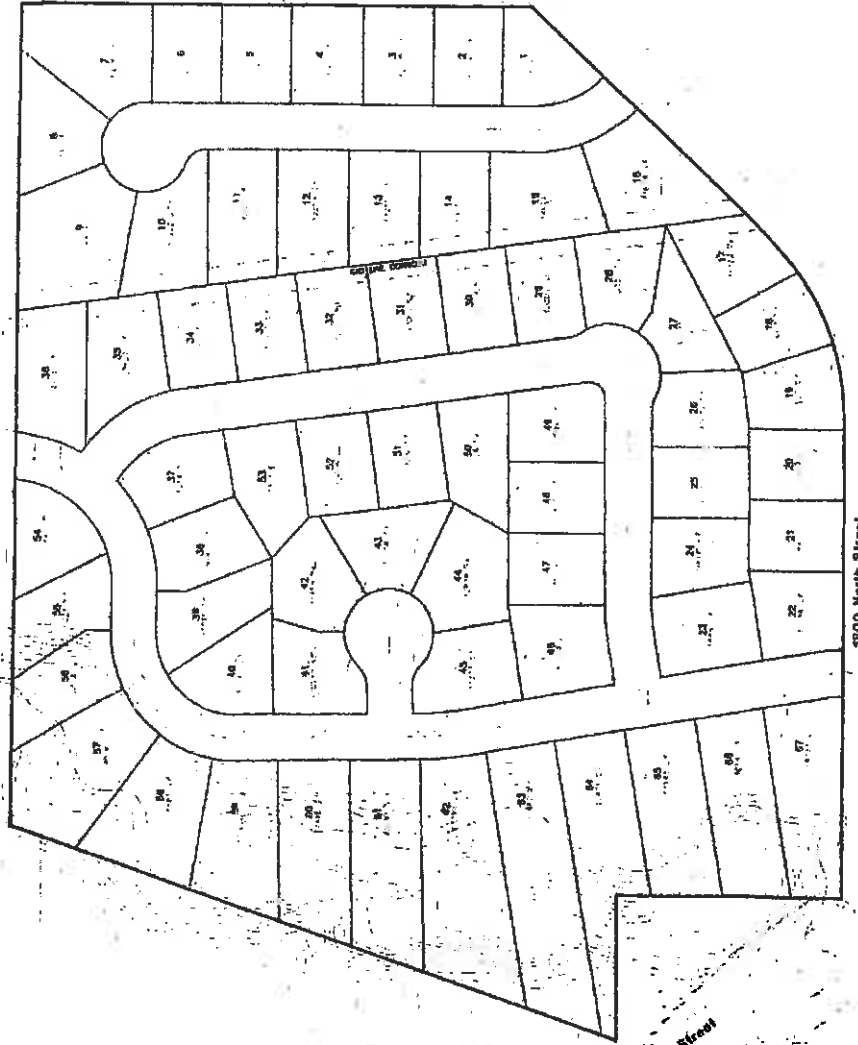
Yield Plan

Mary Margal Drive 13200 South

Rigby Road



Vicinity Map



1475 South Street



November 11, 2013

Farmington City
Community Development
160 S. Main
Farmington, UT 84025

RE: The Cottages at Rigby Road

Dear Farmington City:

At the request of our client Ovation Homes, we are submitting to you this letter on the traffic feasibility on 'The Cottages at Rigby Road' which is a residential development on the north east corner of 1800 North and Stayner Dr. in Farmington, UT. The proposed development will include 58 Senior Adult Housing and 22 Single Family Housing.

A traffic generation and impact analysis was conducted, using the ITE Trip Generation 7th Addition manual. The proposed residential development will generate 426 daily trips to the neighborhood.

<i>Single Family – Detached Housing (ITE Figure 251 & 210)</i>						
<i>Dwelling Units</i>	<i>AM Trips/Dwelling</i>	<i>AM Trips</i>	<i>PM Trips/Dwelling</i>	<i>PM Trips</i>	<i>Daily Trips/Dwelling</i>	<i>Daily Trips</i>
58	0.20	12	0.26	15	3.71	215
22	0.77	17	1.02	22	9.57	211
TOTALS						
80	-	29	-	37	-	426

Level of service (LOS) is a system of values used to designate the service provided to the public. In the case of traffic operations, LOS refers to the ability of vehicles to travel through the circulation system with a measured amount of delay or speed. According to the 2000 Highway Capacity Manual, the official definition of LOS is: *A qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience.*

As can be seen, decreasing the LOS to a roadway is not done merely by adding a few additional trips to the roadway, but by the conditions of the surrounding area. The Highway

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Capacity Manual states that improvements are needed to the roadway systems once the LOS is negatively impacted to a point where the operations are at capacity. Operations at this level are volatile, there being virtually no useable gaps in the traffic stream.

Additionally, the proposed development would connect Rigby Rd. to Stayner Dr. giving another option for residents to access SR-273 (Main Street). By providing another access to Main Street, it will reduce any potential bind in traffic at 775 East/Main (Signalized Intersection), Rigby/Main St (Unsignalized) and 1075 West/Main St (Unsignalized). Therefore, this alternate option to access Main Street to residents in this area will not degrade the flow of traffic, safety, or delay of traffic in the surrounding area.

A design aspect that has been taken into consideration with this development is the horizontal sight distance along 1800 North with the proposed access road. The proposed roadway has been designed to be perpendicular to 1800 West to provide the maximum sight distance. The American Association of State Highway Transportation Officials (AASHTO) requires a minimum horizontal sight distance for vehicles turning left to see objects 3.5 feet above the roadway 280 feet with vehicles approaching at 25 mph. For right turns, the minimum horizontal sight distance for vehicles is 240 feet for vehicles approaching at 25 mph.

If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.

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Email: ogden@reeve-assoc.com • Website: www.reeve-assoc.com

ORDINANCE NO. 2013 -

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF FARMINGTON CITY TO INCLUDE THE ANNEXATION OF 22.146 ACRES OF PROPERTY LOCATED ADJACENT TO THE NORTH SIDE OF 1800 NORTH STREET APPROXIMATELY 1325 WEST.

WHEREAS, there has been filed with the City Recorder of Farmington City, a petition by Tanner Trading Co. with an annexation plat showing the territory to be annexed, and requesting that the property described in said petition be annexed within the corporate limits of Farmington City; and

WHEREAS, the petition is signed by a majority of the owners of the real property and the owners of more than one-third in value of all real property within the territory to be annexed as shown by the last assessment rolls; and

WHEREAS, the petitioner has caused an accurate plat to be made and certified by a licensed engineer, or a licensed land surveyor, to be approved by the City prior to filing; and

WHEREAS, the Farmington City Council, on the 1st day of October 2013, passed Resolution No. 2013-24 accepting said petition for consideration; and

WHEREAS, notice as required by law has been given to the public and to any affected entity regarding the proposed annexation; and

WHEREAS, the Farmington City Council, after examining said petition, having received a recommendation from the Planning Commission, having the petition reviewed by its administrative staff, having considered the circumstances thereof at a properly advertised and noticed public hearing, and after finding said proposed annexation to be consistent and in keeping with the City's Comprehensive General Plan; and

WHEREAS, no objection or protest to such annexation has been received by the Davis County Boundary Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Annexation. The Farmington City limits are hereby enlarged and extended so as to include the below described property in north Farmington including approximately 22.146 acres of unincorporated territory in Davis County, State of Utah. The territory hereby annexed is more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°05'54"E 1333.37 FEET AND S89°54'06"E 331.59 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N89°34'43"E 890.35 FEET; THENCE S09°42'50"E 498.29

FEET; THENCE S61°59'50"E 134.88 FEET; THENCE S85°18'00"W 60.00 FEET;
THENCE S43°20'00"W 595.00 FEET; THENCE N89°03'00"W 691.50 FEET;
THENCE N25°36'50"E 26.14 FEET; THENCE N34°26'30"W 66.38 FEET;
THENCE N41°48'56"E 145.85 FEET; THENCE N33°56'20"W 45.00 FEET;
THENCE N40°36'00"W 84.78 FEET; THENCE N42°22'15"W 169.20 FEET;
THENCE N18°40'06"E 591.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 964,678 SQUARE FEET OR 22.146 ACRES

Section 2. Zoning. Be it further ordained and declared that all property within the territory described in Section 1 is hereby zoned "A" Agriculture, and that the Farmington City Zoning Map is hereby correspondingly amended.

Section 3. General Jurisdiction. Be it further ordained and declared that the said territory described above in Section 1 shall thenceforth be within the Farmington City Corporate limits and shall be zoned as provided in Section 2. All ordinances, jurisdictions, rules, and obligations of, or pertaining to, Farmington City are extended over, and made applicable and pertinent to the above described tract of land and the streets, blocks, alleys, and ways, of said tracts, shall be controlled, and governed by the ordinance, rules, and regulations of Farmington City.

Section 4. Effective Date. This ordinance shall become effective upon publication or posting, or 30 days after passage, whichever occurs first.

Section 5. Filings and Notice. The Farmington City Recorder is hereby directed to file with the Davis County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged together with a certified copy of this ordinance. The City Recorder is further directed to provide notice to the State Tax Commission under the provisions of Section 11-12-1 of the Utah Code Annotated, 1953, as amended.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 17th day of September, 2013.

FARMINGTON CITY

ATTEST:

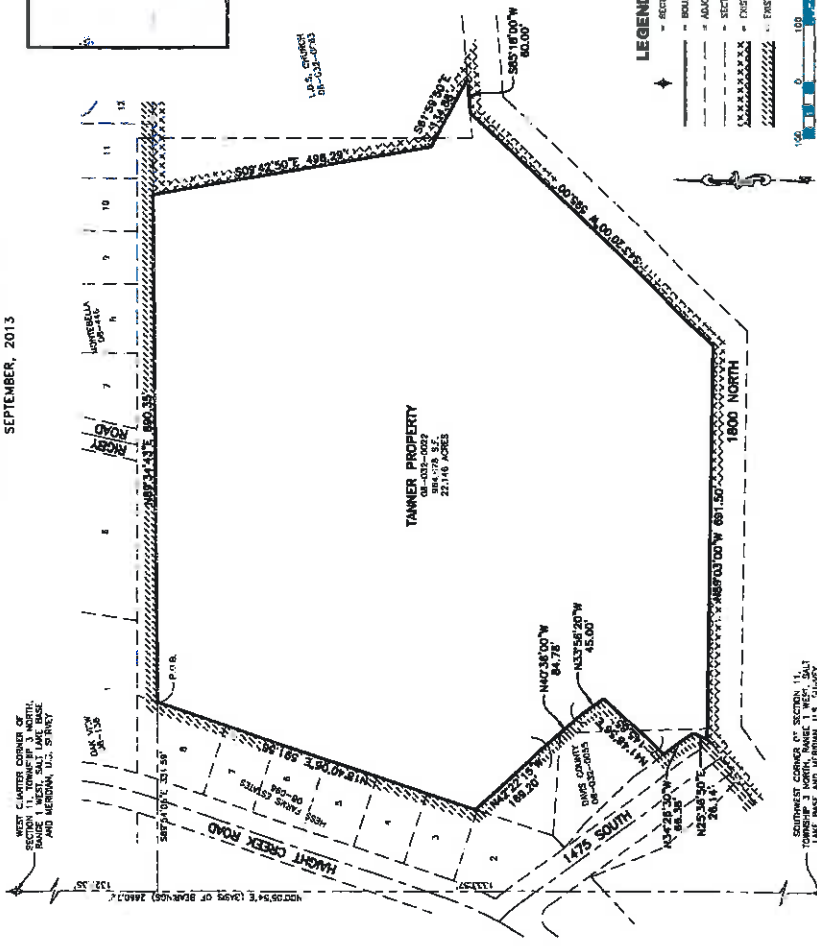
Scott C. Harbertson
Mayor

Holly, City Recorder

PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF FARMINGTON CITY

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2013

WEST QUARTER CORNER OF
SECTION 11, TOWNSHIP 3 NORTH,
RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN, U.S. SURVEY



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- ADJOINING PROPERTY
- SECTION TIE LINE
- EXISTING FARMINGTON CITY LIMITS
- EXISTING DAYTONVILLE CITY LIMITS

SOUTHWEST CORNER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

SURVEYOR'S CERTIFICATE

I, **DAVID B. LANE**, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 12345, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THE FOREGOING PLAT. I HAVE PLACED MONUMENTS AT THE CORNERS AND BOUNDARIES OF THE PROPERTY, AND HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DAVIS, UTAH, IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE ON THIS **13** DAY OF **SEPTEMBER**, 2013, AT **FARMINGTON, UTAH**.

DAVID B. LANE
REGISTERED SURVEYOR

PLAT INFORMATION

Project Name: **ANNEXATION PLAT**
Submitted By: **DAVID B. LANE**
Reviewed By: **DAVID B. LANE**
Date: **09-13-13**

DAVIS COUNTY RECORDER

ENTRY NO. **12345** FILED FOR RECORD AT **FARMINGTON, UTAH**
DATE OF RECORDING: **09-13-13**
RECORDED FOR: **DAVID B. LANE**

Reeve & Associates, Inc.
1234 Main Street, Suite 100
Farmington, UT 84403
Phone: (435) 555-1234
Fax: (435) 555-5678
Email: info@reeveassoc.com
Website: www.reeveassoc.com

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from December 3, 2013
2. Street Cross-Section Modification for 650 West south of State Street and a Street Vacation related thereto

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY COUNCIL MEETING

Tuesday, December 3, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cindy Roybal was excused.

Street Right-of-Way Vacation

The City's Master Transportation Plan identifies 650 W as a 66-foot wide collector street. The actual right-of-way width ranges from 86-96 feet, but proposals for a new charter school and a regional City Park have changed needs in the area. The Council discussed various factors involved with the vacation, including traffic, parking, the width of the park strip, and the addition of a center turning lane.

Farmington Bungalows Subdivision Schematic Plan (3.1 acres located at approximately 50 S 300 W in an OTR Zone)

The Planning Commission tabled this request at their October 10th and 24th meetings and asked the applicant to meet with adjacent property owners to pursue alternatives to a State Street access. The applicant revised the proposal which now has an access road on 300 W, and the Council discussed related issues.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cindy Roybal was excused.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Jim Young** and the Pledge of Allegiance was led by local Boy Scout **Chris Rutledge** of Troop 103.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held November 14, 2013

The Summary was included in the staff report. **John Bilton** asked staff for additional details regarding the items which were tabled by the Planning Commission and the Council decided to discuss the items during a work session in January.

PUBLIC HEARINGS:

Street Right-of-Way Vacation

David Petersen said the City recently purchased 22 acres which will be combined with 18 acres (acquired several years ago) to build a regional park. Five acres of the property was sold to a charter school which will open in the fall of 2014 and have 500 students (K-9th grade). The typical street width in Farmington is 66 feet, and this street will be much wider, so the City is seeking input regarding whether or not to vacate a portion of the right-of-way.

The Public Hearing opened at 7:15 p.m.

Talmage Krazik, 194 North Ironside Way, asked why the City needs a charter school.

The **Mayor** explained that schools in the area are overcrowded, and the School District purchased property near Glover Lane for a new high school and property south of this 5 acres for a new elementary school. **Dave Millheim** said the state recently approved a charter school for this area, and both public and charter schools have pros and cons.

Matthew Gore, 2068 Silver Spur Way, said his children attend a charter school, and the traffic areas become very crowded during the morning drop-off times and the afternoon pick-up times. He advised the City to find ways to deal with the extra traffic during those times.

David Petersen said charter school officials have been informed of the traffic issues. **Cory Ritz** recommended that the center lane be used for through traffic or to turn left and that the right lane be dedicated for right turns only.

The Public Hearing closed at 7:25 p.m.

Motion:

John Bilton made a motion to table action on the street vacation until it is determined how much right-of-way to abandon (if any) in conjunction with the development of the charter school and a public park. **Cory Ritz** seconded the motion which was unanimously approved.

Farmington Bungalows Subdivision Schematic Plan (3.1 acres located at approximately 50 S 300 W in an OTR Zone)

Eric Anderson said the applicant's new proposal is for 10 lots with an access on 300 W rather than State Street. There is a home on the northern portion of the parcel which the applicant is not planning to demolish. The OTR Zone width requirement for lots is 85 feet, and Lots 1 and 2 are 75 wide, but Section 11-17-040 states that the zoning administrator may reduce the lot width standards to fit in with the neighborhood. Staff is recommending approval.

Chris Ensign, 4468 Zarahemla Drive, Salt Lake City, said his company became interested in the property several months ago, but their first proposal to access the property from State Street was not embraced by the residents or the Planning Commission. They have designed a new layout which they believe will be better for everyone.

The Public Hearing was opened at 7:28 p.m. There were no public comments and it was closed.

Jim Talbot asked the developer and staff if they had considered the possibility of adjusting one of the larger lots or having fewer lots so that Lots 1 and 2 could be 85 feet wide. Staff and the developer said they would consider the suggestion. **Cory Ritz** said he would be fine with a 70-foot lot width on the two lots.

Motion:

Jim Young made a motion to approve the Schematic Plan for the Farmington Bungalows Subdivision consisting of 10 lots on 3.1 acres located at approximately 50 South 300 West in an OTR zone, subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on November 14, 2013, and to encourage staff and the developer to bring the two lots into compliance with the ordinance. **Jim Talbot** seconded the motion which was unanimously approved.

SUMMARY ACTION

1. Approval of Minutes from November 12, 2013 and November 19, 2013
2. Ordinance establishing dates, time and place for 2014 City Council meetings
3. Aloha Canyon LLC request to purchase .53 acres of City property for a dental office
4. Proposed changes to the Woodland Park Amplified Sound Special Use Permits Process and Fee Structure
5. Surplus Property

Motion:

Jim Talbot made a motion to approve the Items on the Summary Action List. The motion was seconded by **John Bilton** and unanimously approved.

Dave Millheim introduced **Ben Leaver**, Aloha Canyon LLC, the dentist who purchased the .53 acres of City property for a dental office.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The Police and Fire Monthly Activity Reports for September and October were included in the staff report, and he had nothing further to report.

Mayor – Scott Harbertson

- He had nothing to report.

City Council

John Bilton:

- He asked about the significant rise in police activity during the summer months and an ongoing increase in investigations. The City Manager said it is typical to have increased activity during the summer, and Police Chief **Wayne Hansen** will provide additional details regarding both issues during the meeting on Wed., December 4, 2013.
- He expressed concern regarding the ongoing gap between billed Ambulance Services and collections and asked if there was a strategy to close the gap. The City Manager said the main problem is that a large portion of the ambulance calls involve non residents.

ADJOURNMENT

Motion:

Jim Young made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and unanimously approved, and the meeting was adjourned at 7:45 p.m.

Holly Gadd, City Recorder
Farmington City Corporation



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: December 17, 2013

SUBJECT: 650 WEST RIGHT OF WAY VACATION AND ROAD CROSS SECTION

RECOMMENDATION

1. Do not vacate the right of way on 650 West to allow for possible improvements and expansion at the intersection of 650 West and Clark Lane.
2. Approve the proposed cross section for 650 West from Clark Lane to 250 South.

BACKGROUND

With the planned construction of the charter school, park, and future high school street improvements for 650 West are needed. Staff has proposed a street cross section which will address the needs of these future projects and increase in traffic. Part of the previously proposed street cross section was to vacate the excess right of way (ROW), after discussion with the City Council, Staff recommends keeping the excess ROW to allow for future improvements and expansion at the intersection of 650 West and Clark Lane. The excess ROW will be incorporated into a large park strip fronting the school and park that varies in size due to the tapering ROW. The park strip will be approximately 31' at its widest point. The proposed street cross section is attached.

SUPPLEMENTAL INFORMATION

1. 650 West Proposed Cross Section

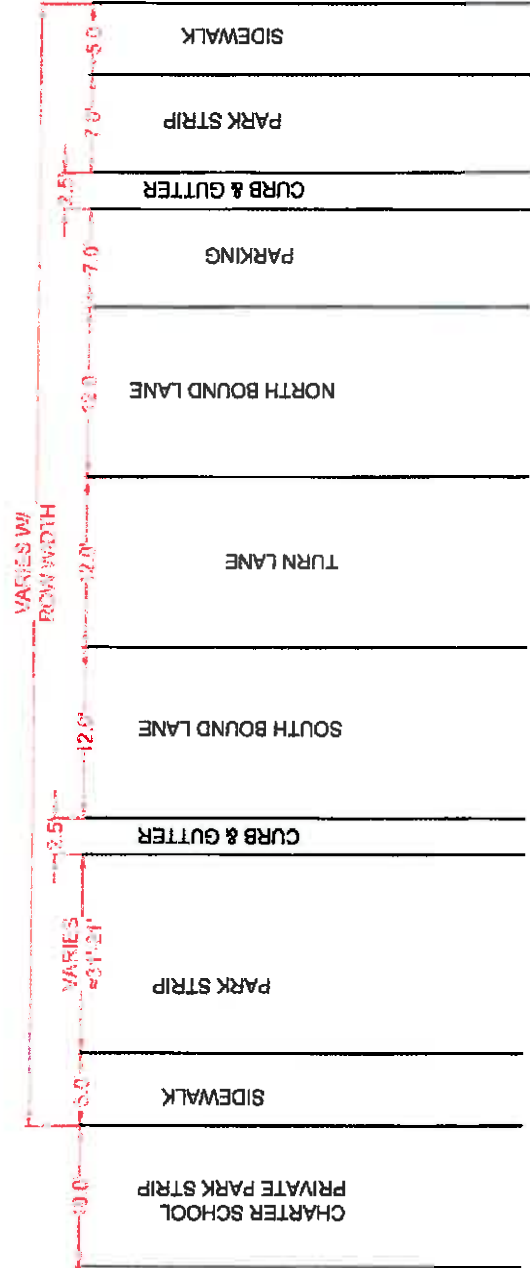
Respectfully Submitted

Chad Boshell
City Engineer

Concur

Dave Millheim
City Manager

PROPOSED 650 WEST STREET CROSS SECTION



THE ROAD WILL BE BUILT
OFF OF THE EAST RIGHT
OF WAY LINE.

CITY COUNCIL AGENDA

For Council Meeting:
December 17, 2013

S U B J E C T: City Manager Report

1. Park Lane Pedestrian/Bike Overpass Request for \$12,500,000
2. Sales Tax Distribution Report by Store
3. Snow Plowing
4. Powder Coating New Signal Lights at State and Main
5. Wasatch Front Regional Council's Response to "Letters of Intent"

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

2015 Request for Concept Reports

From : Renae Bodily <rbodily@wfrc.org>

Mon, Dec 09, 2013 03:35 PM

Subject : 2015 Request for Concept Reports

 2 attachments

To: Trans Com TAC Members, Mayors and Commissioners:

Thank you for your interest in STP, CMAQ, and/ or TAP funds administered through the Wasatch Front Regional Council. Attached is a spreadsheet indicating whether the project you submitted is currently eligible along with staff questions and comments.

We received over \$250,000,000 in requests for approximately \$30,000,000 in available funds, indicating a significant unmet need for investment in transportation. Utah's Unified Transportation Plan: 2011 - 2040 describes the needs and plans for Utah's transportation systems, including new capacity and maintenance of state and local roads and mass transit.

Attached is a memo requesting "Project Evaluation Concept Reports" for projects seeking federal Surface Transportation Program (STP), Congestion Mitigation/ Air Quality (CMAQ) funds, and Transportation Alternatives Program (TAP) funds in the Salt Lake/ West Valley and the Ogden/ Layton urban areas and the updated list of the "Letters of Intent" received.

The updated "15-20 Project Evaluation Concept Report", the "15-20 TAP Project Evaluation Concept Report", the "15-20 Concept Cost Estimate" form, and the "CMAQ Emissions Analysis" forms are available on our web page at -

http://www.wfrc.org/new_wfrc/index.php/plans/transportation-improvement-program

Please note the concept reports are due to WFRC by Friday, January 17, 2014.

Should you have any questions or require additional assistance concerning this matter, please contact Ben Wuthrich at 801-363-4230 ext.1121 (Salt Lake), 801-773-5559 ext. 1121 (Ogden) or email at bwuthrich@wfrc.org.

Ben R Wuthrich

Transportation Engineer
Wasatch Front Regional Council
295 North Jimmy Doolittle Road
Salt Lake City, Utah 84116

Direct Line (801) 363-4230 ext. 1121
Cell Phone (801) 647-3228
Salt Lake Line (801)363-4250



2015 Request for Concept Reports.pdf

112 KB

Mail List of Letters of Intent for 2015-2020.pdf



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Memorandum

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: December 10, 2013

Subject: **SALES TAX.**

Enclosed are sales tax figures for this fiscal year. The first page shows what has been received and the 3 top payees. Sales tax for the first 3 months is 16.77% higher than last year. The growth is mainly in total direct sales.

The second page is a breakdown of all the stores at Station Park and other higher paying retail places throughout the City. Those that are showing blanks did not pay any that month, as some businesses only pay quarterly or have not yet opened that month, or filed after the end of the month. We will be able to compare year to year what these businesses are doing.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Sales Tax

FY 2014

Date of Collection	Date of Deposit	Total Direct Sales	Amount From Lagoon	Amount From Smiths	Amount Harmons	Total Recieved	Percent Increase
July	09/30/13	228,820.25	82,622.09	22,460.96	15,523.02	253,415.52	
August	10/30/13	250,363.67	89,759.71	21,494.40	17,559.15	271,770.75	
September	11/30/13	209,381.95	32,338.77	22,141.77	14,295.30	264,218.86	16.77
October	12/31/13						
November	01/31/14						
December	02/28/14						
January	03/31/14						
February	04/30/14						
March	05/31/14						
April	06/30/14						
May	07/31/14						
June	08/31/14						
Totals		688,565.87	204,720.57	66,097.13	47,377.47	789,405.13	

	July	August	September
Ann Taylor Loft			1,010.10
Apple	779.25	748.54	5,762.95
Bandidos Farmington LLC			
Bohme			
Burt Bros.	3,612.96	3,782.29	2,989.89
Cafe Zupas	2,036.61	2,255.34	1,880.39
Charming Charlie #261			
CherryBerry- Farmington, LLC			378.47
Chico's #1145	831.61	934.21	622.20
Cinemark #1059	6,203.32	3,508.19	1,978.12
Claire's	209.64	236.56	210.67
Costa Vida			669.30
Couponas, LLC GoLite, LLC			
Crazy 8 Store #6342	606.59	425.19	284.89
Diamond Wireless LLC	117.30	139.08	111.44
Dickeys Barbecue Pit #624		808.96	669.07
Dollar Cuts, Inc.			24.25
Faithful Franchised Brand Edible Arrangements			
Famous Footwear #3156	751.04	1,239.90	672.65
Franciscos			822.95
gap			1,102.00
Gordmans #38	4,240.75	5,756.86	4,378.73
Gymboree Store #1769	263.45	461.25	433.87
H&M Hennes & Mauritz LP		5,623.30	3,345.94
Harmons Station Park	15,523.02	17,559.15	14,295.30
Homegoods, #525	2,755.58	2,756.48	3,654.96
It'Sugar, LLC			1,281.39
JR Farmington, LLC Johnny Rockets		2,077.58	2,328.15
Jared the Galleria of Jewelry #2539			
Marshalls #1156	3,422.79	4,126.46	4,523.70
Mattress Firm Inc. #66008	328.01	217.27	698.65
Maurices #2110	611.35	827.75	758.09
Maverick	1,718.64	1,659.23	55.93
Nordstrom Rack			
Oakridge	1,741.58	2,419.72	1,277.83
Orange Leaf Frozen Yogurt	178.75	182.94	81.66
Panda Express #1987	819.98	902.32	708.42
Papa Johns Pizza	558.97	501.15	
Park Lane Chevron	1,551.82	1,619.56	1,379.73
Parkstone Wood Kitchen & Bar	1,470.42	1,646.65	1,683.67
Petco #1258	848.45	692.51	750.26
Pro Image Sports TDO Enterprises			
Ross Dress for Less, Inc.	3,687.53	3,354.94	2,622.27
Sally Beauty Supply #10040	261.85	551.01	
Settebello Pizzeria Napoletana			729.85
Sky, LLC Roxberry			490.93
Sports Authority	2,803.96	2,902.44	2,383.12
Star Nails			
Starbucks Coffee #19032	557.43	582.04	779.77
Starbucks Coffee #20974	100.23	216.17	179.00
Subway -Station Park	557.50	469.50	364.48
Sugar Daisy Bakery, LLC			302.42
Sushi Monster LLC			1,566.78
The Habit Restaurants, LLC	1,130.97	1,164.90	1,252.07
Tillys	1,611.83	3,092.68	1,080.89
top stop	616.76	656.04	567.87
Torrid	358.89	381.16	407.61
twigs			1,123.41
Ulta Beauty	2,026.90	2,133.16	2,639.23
Zumiez #476	422.69	1,030.71	335.86

Project Number F-LC11(49)
Park Lane at Clark Lane and 1100 West
Farmington City Corporation
Cid# 53710 PIN# 8591

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT made and entered into this _____ day of _____, 20_____, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as **UDOT**, and **FARMINGTON CITY CORPORAION**, hereinafter referred to as the "**CITY**".

Witnesseth:

WHEREAS, The UDOT is installing a new Traffic Signal at SR-39 Park Lane and 1100 West drive Farmington City, Utah referred to as Project # F-LC11(49); and

WHEREAS, UDOT and the CITY desire to enter into this COOPERATIVE AGREEMENT for said improvements; and

WHEREAS, the CITY has agreed to participate in the cost of the new traffic signal and will reimburse the UDOT, according to the terms herein; and

THIS COOPERATIVE AGREEMENT, is made to set out the terms and conditions where under said payment shall be made.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. The CITY will participate in the installation of the traffic signal as follows:

Powder Coating	\$7,522.20
Total	\$7,522.20

2. Upon execution of this **COOPERATIVE AGREEMENT**, the CITY will reimburse the UDOT a lump sum amount of Seven Thousand Five Hundred Twenty Two Dollars and Twenty Cents (\$7,522.20), said amount being the CITY's total contribution to the project.

TOTAL TO UDOT IS \$7,522.20

Project Number F-LC11(49)
Park Lane at Clark Lane and 1100 West
Farmington City Corporation
Cid# 53710 PIN# 8591

3. The **UDOT** and the **CITY** are both governmental entities subject to the Utah Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out the negligent acts, errors or omissions of the indemnifying party's officers, agents, contractors or employees in the performance of this Agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any provision of the Utah Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.
4. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. This Agreement shall become effective when each Party hereto shall have received a counterpart hereof signed by the other Party hereto.
5. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
6. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or create any partnership, joint venture or other association between the Parties.
7. This Agreement contains the entire agreement between the Parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid.
8. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained, shall not affect the remaining portions hereof, or any part thereof.
9. Each party represents that it has the authority to enter into this Agreement.

Project Number F-LC11(49)
Park Lane at Clark Lane and 1100 West
Farmington City Corporation
Cid# 53710 PIN# 8591

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

FARMINGTON CITY, a Municipal Corporation of the State of Utah

By _____

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

RECOMMENDED FOR APPROVAL:

**UTAH DEPARTMENT OF
TRANSPORTATION**

By _____

Project Manager

Region Director

Date: _____

Date: _____

APPROVED AS TO FORM:

UDOT COMPTROLLER'S OFFICE:

The Utah State Attorney General's Office has previously approved all paragraphs in this Agreement as to

Contract Administrator Date: _____

295 North Jimmy Doolittle Rd
Salt Lake City, UT 84116

Salt Lake (801) 363-4250

Ogden (801) 773-5559

Fax (801) 363-4236

www.wfrc.org

Bret Millour
Chairman
Commissioner, Davis County

Tom Dolan
Vice-Chairman
Mayor, Sandy

Len Arave
Mayor, North Salt Lake

Ralph Becker
Mayor, Salt Lake City

Mike Caldwell
Mayor, Ogden

Kelvyn Cullimore
Mayor, Cottonwood Heights

Kerry Gibson
Commissioner, Weber County

Richard Harris
Mayor, North Ogden

Steve Hiatt
Mayor, Kaysville

Michael H. Jensen
Councilman, Salt Lake County

Tina Kelley
Councilmember, Morgan County

Brent Marshall
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Mayor, Salt Lake County

John Petroff, Jr.
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Darrell H. Smith
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Mike Winder
Mayor, West Valley City

Jan Zogmaister
Commissioner, Weber County

Senator Stuart Adams
Utah State Senate

Representative Brad Dee
Utah House of Representatives

Louenda Downs
Utah Association of Counties

Carlton Christensen
Utah League of Cities & Towns

Carlos Braceras
Utah Department of Transportation

Michael Allegra
Utah Transit Authority

Robert Grow
Envision Utah

Andrew Gruber
Executive Director



MEMORANDUM

TO: Prospective Project Sponsors
FROM: Ben Wuthrich
DATE: December 5, 2013
SUBJECT: Response to the "Letters of Intent" and request for "Project Evaluation Concept Reports"

The Wasatch Front Regional Council is now requesting concept reports from those that submitted a "Letter of Intent" for an eligible project for the Urban Surface Transportation Program (STP) (FY20), the Congestion Mitigation/ Air Quality (CMAQ) Program (FY20), and/ or the Transportation Alternatives Program (TAP) (FY15). The required concept report forms and worksheets are available on our website at:

http://www.wfrc.org/new_wfrc/index.php/plans/transportation-improvement-program

You may also obtain a copy by contacting Ben Wuthrich at (801) 363-4230 ext. 1121, Fax (801) 363-4236, or e-mail at bwuthrich@wfrc.org.

The concept reports are due to WFRC by Friday, January 17, 2014.

As noted in the email, included with this letter is a list of projects that were identified by the "Letters of Intent". Please review the list for indication of your prospective project's eligibility and WFRC staff notes.

Please keep in mind if you have filled out a concept report in the past, **the forms have been updated** and you will be required to complete and submit a new concept report. Please refer to the instruction tab or the pdf instruction on the concept evaluation report form. If for some reason you cannot download a copy of the "15-20 Project Evaluation Concept Report", "15-20 TAP Project Evaluation Concept Report", the "15-20 Concept Project Cost Estimation Form", or the "CMAQ Emissions Analysis Forms", please contact me for a copy.

Please fill out the necessary forms completely and according to instructions, with sufficient documentation in order for WFRC staff to properly review and evaluate each project. Please note: due to the number of potential projects submitted for the limited federal funding, failure to properly fill out the required forms and submit the requested material may result in the submitted projects being delayed or rejected.

For those who have submitted multiple projects to be considered for STP, CMAQ, or TAP funds, please prioritize your project submittal and consider submitting no more than three or four total projects. This will streamline the evaluation process and reduce unnecessary preparation on your part and project review on our part.

Please contact me should you have any questions or require additional assistance concerning this information.

List of "Letters of Intent" Received for Review

As of Nov 1, 2013

Region	County	Sponsor	Project Name	Project Limits	Project Concept	Funding Type	Estimated Project Cost	Project is Eligible		Reason/Comment
								Yes	No	
1	Box Elder	Brigham City	1200 West Box Elder Creek Bridge Widening Project	1200 West near 600 North over Box Elder Creek	Construction improvements on bridge, center median, curb and gutter, and sidewalk on both sides	STP	\$1,236,000	X		
1	Box Elder	Perry	1200 West Roadway Project	3600 South to 750 North (SR-315)	New Construction	STP	\$1,500,000	X		
1	Davis	Centerville	I-15 Pedestrian Overpass	Frontage Road the east side of I-15 to the 1250 West/Parrish Lane Intersection	Construct a pedestrian/bicycle bridge over I-15 near Parrish Lane	CMAQ	\$2,000,000	X		
1	Davis	Clinton	800 North	2000 West to 2600 West	Installing shoulders, center turn lane at intersections, curb and gutter, and sidewalk.	STP	\$2,500,000	X		Coordinate with West Point
1	Davis	Farmington	SR-106 (Main Street)	Park Lane to Shepard Lane	Construction of curb, gutter, asphalt extension, sidewalks, drainage improvements	STP	\$4,800,000	X		
1	Davis	Farmington	I-15 Overpass	In the vicinity of Park Lane	Construction of a grade-separated pedestrian/bicycle overpass	STP	\$12,500,000	x		Funding exceeds availability
1	Davis	Farmington	200 West and State Street	SR 227, I-15 Frontage Road to Main Street (SR-106)	Micro surface and re-striping of the street for the addition of bike lanes	TAP	\$125,000	X		TAP funding only
1	Davis	Fruit Heights	Nicholls Road Overpass	Intersection of Nicholls Road and US-49	Right Of Way Acquisition	STP	\$1,000,000	X		Coordinate with UDOT
1	Davis	Kaysville	200 North and Angel Street Signalized Intersection	200 North/ Angel Street Intersection	Intersection Improvements - Design and install a signalized intersection and roadway improvements	STP	\$3,000,000	X		
1	Davis	Layton	1200 North Overpass (D-34)	Collector street at 1400 N from Main Street (SR-26) to Hill Field Road (SR-232)	Construction of a bridge overpass over I-15 providing pedestrian and vehicular access	STP	\$20,000,000		X	In Phase 2 of RTP
1	Davis	North Salt Lake	Center Street Widening Project	Redwood Road to Legacy Parkway	Widening existing street, adding curb and gutter, and new sidewalk	STP	\$1,600,000	X		

List of "Letters of Intent" Received for Review

As of Nov 1, 2013

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								Yes	No	
1	Davis	North Salt Lake	CNG Station	Maverick Gas Station at 21 North Redwood Road	Collaborate with Maverick to install pumps for CNG	CMAQ	\$300,000	X		
1	Davis	North Salt Lake	Orchard Drive Sidewalk Project	Eagleridge drive to Center Street	Addition of 4' wide concrete sidewalk	TAP	\$250,000	X		
1	Davis	Syracuse City	Gentile Street Improvements	Gentile Street (Bluff Road to east city limit), Bluff Road (1000 West to Gentile)	Reconstruction including removing existing roadway, constructing a new roadway along with curb, gutter and sidewalk	STP	\$2,000,000	X		
1	Davis	West Point	300 North (SR 107) Widening	1 mile along 300 N between 2000 W and 3000 W	Widening existing road to 3 lanes, install curb, gutter, and sidewalk	STP	\$4,000,000	X		
1	Davis	West Point	800 North Widening	1 mile along 800 N between 2000 W and 3000 W	Widening existing road to 3 lanes, install curb, gutter, and sidewalk	STP	\$4,000,000	X		Coordinate with Clinton
1	Davis	West Point	Emigrant Trail	1 mile along the Hooper Canal from 1300 N to 2425 N	Continue construction of the trail	TAP	\$300,000	X		
1	Davis	Woods Cross	1500 South Phase III	1500 South from 1320 West to 1100 West	Reconstruction consisting of new asphalt, shoulders, sidewalk, and curb and gutter	STP	\$2,500,000	X		
1	Weber	Harrisville	West Harrisville Road	Washington Blvd (US-89) to 750 West	Reconstruct and Widen to 3 Lanes	STP	\$2,129,350	X		
1	Weber	Ogden	Skyline Drive	Skyline Drive Quail Run Drive to 4600 South	Installation of pavement, sidewalk, curb and gutter, and storm drainage system	STP	\$1,900,000	X		
1	Weber	Ogden	7th Street	Liberty to Monroe	Improvements to roadway section, installation of sidewalk, curb and gutter, and roadway lighting	STP	\$1,500,000	X		
1	Weber	Ogden	Monroe Blvd/ North Street	Monroe Blvd/ North Street Intersection	Intersection Improvements - Construct a Roundabout: Installation of pavement, sidewalk, curb and gutter, storm drain modifications, and utility relocation	CMAQ	\$900,000	X		

List of "Letters of Intent" Received for Review

As of Nov 1, 2013

Region	County	Sponsor	Project Name	Project Limits	Project Concept	Funding Type	Estimated Project Cost	Project is Eligible		Reason/Comment
								Yes	No	
1	Weber	Ogden	North Street	Wall Avenue to Harrisville Road	Widen to 3 lanes, canal bridge improvements, installation of curb, gutter, and sidewalk and improve storm drainage system	STP	\$1,600,000	X		
1	Weber	Ogden	North Street	Washington Blvd to Monroe Blvd	Widen to 3 lanes, installation of curb, gutter, and sidewalk and improve storm drainage system and improvements to the signalized intersection at Washington	STP	\$2,200,000	X		
1	Weber	Ogden	Ogden Canyon	Ogden Canyon Shared Use Path (ON/OFF Road Trail Facility)	Bridging the Ogden River and establishing a trail head near the Alaskan Inn	TAP	\$700,000	X		
1	Weber	Pleasant View	Pleasant View Drive Walking Path (West end)	Pleasant View Drive from 1100 W to US 89	Construction of an asphalt walking path	TAP	\$300,000	X		
1	Weber	Pleasant View	2550 North / 1000 West Reconstruction	2550 N from Eastern City Limits to US-89, 1000 West from 7700 North to US-89	Reconstruction adding curb, gutter and sidewalk. Also, reconfiguration of an intersection	STP	\$2,800,000	X		
1	Weber	Utah	6600 South	6600 South from US-89 to the city limits on the west	Construction of additional pavement width to accommodate bicycle traffic	STP/CMAQ	\$1,250,000	x		Recommend STP
1	Weber	UDOT	SR-97 / SR-126	SR-97, SR-126 Intersection Congestion Mitigation	Modification of intersection configurations	STP/CMAQ	\$4,000,000	X		
1	Weber	UDOT	650 North / I-15	650 North / I-15 Intersection/Interchange Improvements	Improvements to the intersection, ramp and a short section of the road that connects the two	STP/CMAQ	\$4,000,000	X		
1	Weber	UDOT	SR-108	SR-108, 4800 South to 4300 South	Construction of 5-lane section of roadway	STP	\$5,000,000	X		
1	Weber	UDOT	I-15	I-15 overhead message board north bound	Construction of an overhead message board	CMAQ	\$350,000	X		Correct location?
1	Weber/Davis	UDOT	US-89 VMS, Farmington	US-89 VMS just north of Shepard Lane, Farmington	Install and integrate a southbound VMS	CMAQ	\$470,000	X		

List of "Letters of Intent" Received for Review

As of Nov 1, 2013

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								Yes	No	
1	Weber/Davis	UDOT	I-15 VMS	I-15 Southbound VMS north of 1100 North Brigham City	Install and integrate VMS for southbound traffic	CMAQ	\$470,000	X		
1	Weber/Davis	UDOT	I-84	I-84 Westbound VMS prior to US-89 (about MP 89.50)	Install and integrate VMS for travelers approaching US-89 in Weber Canyon	CMAQ	\$470,000	X		
1	Weber/Davis	UTA	Van Pool Management	Ogden/Layton urbanized areas	Match van pool operators with users	CMAQ (3 yr)	\$300,000	X		
1	Weber/Davis	UTA	UTA Rideshare Management	Ogden/Layton urbanized areas	Manage alternative transportation	CMAQ (3 yr)	\$60,000	X		
1	Weber/Davis	UTA	Communications / ITS	Ogden/Layton urbanized areas	Ongoing improvements that include radio communication system, real time passenger info	CMAQ	\$500,000	X		
1	Weber	UTA	Weber County Ski Bus Capital	Ogden to Powder Mountain and Snow Basin	Continuation of ski service	CMAQ	\$950,000	x		Must be expansion
1	Weber	UTA	Weber State University Intermodal Center	WSU; Near Harrison Blvd	Intermodal hub to connect routes serving WSU with future fixed-guideway projects that are being explored	STP	\$2,796,900	X		
1	Weber/Davis	UTA	Rail/Sidewalk Crossings Treatments	Front Runner Grade Crossings	Safety improvements for Ogden/Layton UZA	STP	\$1,398,450	X		
1	Weber	UTA	Bus stop/sidewalk improvements	Washington and Riverdale Road bus stop locations	Improvements	STP/TAP	\$83,908	X		
1	Weber	West Haven	River Parkway Trail Extension	Weber River to 1800 South	New Construction of approximately 2,700 feet of 10 foot wide Trail that will be an extension of existing River Parkway Trail System.	TAP	\$150,000	X		
1	Weber	West Haven	2550 South	2300 West and the West Haven City Western boundary	Reconstruct road and widen to 3 lanes and improve/ install curb, gutter, and sidewalk	STP	\$5,000,000	X		

List of "Letters of Intent" Received for Review

As of Nov 1, 2013

Region	County	Sponsor	Project Name	Project Limits	Project Concept	Funding Type	Estimated Project Cost	Project is Eligible		Reason/Comment
								Yes	No	
1	Weber	West Haven	3600 South	3500 West to Midland Dr (SR-108)	Reconstruct road and widen to 3 lanes and improve/install curb, gutter, and sidewalk	STP	\$5,300,000	X		
1	Weber	West Haven	4700 West	4200 South to 4800 South	New Construction (4600 S to 4800 S) and Reconstruct (4200 S to 4600 S) road and widen to 3 lanes including curb, gutter, and sidewalk (east side) and install box culvert	STP	\$3,200,000	X		
2	Salt Lake	Bluffdale	Porter Rockwell Boulevard - Segment 4	15000 South 1000 West (PRB), from East Jordan Canal northeast 0.5 miles south	New Construction: 5-lane facility, 2 bike lanes, curb, gutter and sidewalk, and the Bonneville shoreline trail	STP	\$6,000,000	X		
2	Salt Lake	Bluffdale	14600 South Blue Lanes	146th South from 1300 West to Pony Express Road	Provides dedicated bike lanes	TAP/CMAQ	\$250,000	X		
2	Salt Lake	Cottonwood Heights	Fort Union HAWK System	Fort Union Blvd and 1650 East	Construction of a High Intensity Activated CrossWalk Signal	TAP	\$130,000	X		
2	Salt Lake	Cottonwood Heights	Parking Space Smart Boards for Park-n-Ride Lots	Park and Ride Lot's near Big & Little Cottonwood Canyons	Constructing Parking Space Counting Systems	CMAQ	\$450,000	X		
2	Salt Lake	Cottonwood Heights	Little Cottonwood Canyon Road and Wasatch Blvd	Little Cottonwood Canyon Road and Wasatch Blvd	Reconstruct Intersection	STP	\$1,100,000	X		
2	Salt Lake	Cottonwood Heights	Highland Drive and Creek Road	Highland Drive/ Creek Road Intersection	Intersection improvements to improve turning movements and improve medians for safety	STP	\$1,200,000	X		
2	Salt Lake	Draper	1300 East	1300 E from 13200 S to Highland Drive	Reconstruct road and widen to 3 lanes and improve/ install curb, gutter, and sidewalk	STP	\$4,300,000	X		
2	Salt Lake	Draper	300 East	Pioneer Road (12450 South) to Carlsbad Drive (13145 South)	Widening and reconstruction	STP	\$4,500,000	X		
2	Salt Lake	Draper	Lone Peak Parkway	12650 S to Golden Harvest Road	New Construction (5 Lane Facility)	STP	\$4,900,000	X		

As of Nov 1, 2013

5. Results of 1997, 2000, 2001, 2002 and 2004 surveys of West Nile

As of Nov 1, 2013

Region	County	Sponsor	Project Name	Project Limits	Project Concept	Funding Type	Estimated Project Cost	Project is Eligible		Reason/Comment
								Yes	No	
2	Salt Lake	Salt Lake City	1300 East	South Temple to 400 South	Reconstruction	STP	\$8,546,000	X		
2	Salt Lake	Salt Lake City	1300 East/Richmond Street	I-40 to 3340 South	Reconstruction	STP	\$3,935,000	X		
2	Salt Lake	Salt Lake City	State Street	500 South to North Temple	Multi-way Corridor; preserves existing travel lanes while creating a slow-speed shared outside lane that is separated from the main traffic flow.	STP	\$3,000,000	X		
2	Salt Lake	Salt Lake City	North Temple	Memory Grove (Canyon Rd) to 400 West	Planning and Design for Complete Street and Bikeway Connection	TAP	\$37,500	X		
2	Salt Lake	Salt Lake City	Main Street Pedestrian Signal Upgrades	500 South and South Temple	Upgrade four mid-block crossing Signals on Main Street and make detection improvements at six signals	CMAQ	\$280,000	X		Consider TAP funding and need traffic analysis
2	Salt Lake	Salt Lake City	Bike Share Program	Various Salt Lake City Areas	Bikes are rented, picked up and returned from various locations throughout the Valley	CMAQ	\$500,000	X		
2	Salt Lake	Salt Lake City	Bike Share Program	Various Salt Lake City Areas	Bikes are rented, picked up and returned from various locations throughout the Valley	TAP	\$250,000	X		
2	Salt Lake	Salt Lake County	900 East	900 East (3300 South to 4500 South)	Safety Improvements / Reconstruction / curb, gutter, sidewalk, and bike lanes / remove power pole obstacles from roadway	STP	\$7,000,000	X		
2	Salt Lake	Salt Lake County	1100 East	1100 East (3900 South to 4500 South)	Reconstruction / curb, gutter, sidewalk and bicycle improvements.	STP	\$4,000,000		X	Not federal aid eligible
2	Salt Lake	Salt Lake County	SR-111 Magna Bypass Road	SR-111 Magna Bypass Road	Environmental document for a new road to take truck traffic out of town	STP	\$2,000,000	X		
2	Salt Lake	Salt Lake County	Gilbert Geologic View Park	Granite parking, shoulder, and bike/pedestrian improvements	Expand parking and shoulders near the Gilbert Geologic View Park / install pedestrian crossings and walking/biking paths	CMAQ	\$960,000	X	X	Not eligible for CMAQ. Consider TAP funding.

List of "Letters of Intent" Received for Review

As of Nov 1, 2013

Region	County	Sponsor	Project Name	Project Limits	Project Concept	Funding Type	Estimated Project Cost	Project is Eligible		Reviewer Comment
								Yes	No	
2	Salt Lake	Salt Lake County	Mill Creek Canyon	Mill Creek canyon Parking Clarification and Signage	Delineate parking stalls and create an automated parking sign	CMAQ	\$650,000	x	X	Not eligible for CMAQ. Consider TAP funding.
2	Salt Lake	Salt Lake County	3900 South	3900 South (Jordan River Parkway to 200 West)	Widen and install bike lanes to existing/proposed bicycle facilities	CMAQ	\$600,000	X		
2	Salt Lake	Salt Lake County	Hillaborough Pond	Hillaborough Pond Parking Improvements	Investigate moving parking lot and building new lot or expand existing lot	CMAQ	\$960,000		X	Only expansion eligible.
2	Salt Lake	Salt Lake County	PRATT Trail Expansion	PRATT Trail Expansion (2300 East to 1700 East)	Construct PRATT trail with at-grade crossings	TAP	\$1,400,000	x		Funding exceeds availability
2	Salt Lake	Sandy	9270 South/ State St	9270 South/ State Street Intersection Realignment	Realign 9270 South and 150 East and construct new signal	STP	\$5,000,000	X		
2	Salt Lake	Sandy	Sandy Canal Trail	Sandy Canal Trail, Storm Mountain Park to 10600 South (TA)	Trail construction	STP	\$135,700	x		Consider TAP funding
2	Salt Lake	Sandy	Dry Creek	Dry Creek Trail, UTA TRAX to Jordan River (TA)	Trail construction	STP	\$74,075	x		Consider TAP funding
2	Salt Lake	Sandy	Highland Drive	Sego Lily to 9800 South	Construct the west half-width of the corridor to 2 lanes, including storm drain, signals, median, trail, wall, and landscaping	STP	\$6,600,000		X	In Phase 2 of RTP
2	Salt Lake	Sandy	Highland Drive Corridor EIS	Highland Drive Coordi	New Construction	STP	\$5,500,000	X		Coordinate with Draper
2	Salt Lake	South Jordan	2200 West	9400 South to 11400 South	Widening to 3 lanes, improvements to curb, gutter, sidewalk, park strip, shoulder pavement, streetlights, and center turn lane	STP	\$3,000,000	X		
2	Salt Lake	South Jordan	Welby Jacob Trail	10400 South and 10200 South	Construct trail system parallel to Welby Jacob Canal	TAP	\$60,000	X		

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Region	County	Sponsor	Project Name	Project Limits	Project Concept	Funding Type	Estimated Project Cost	Project is Eligible		Remarks/Comment
								Yes	No	
2	Salt Lake	South Jordan	3200 West	10431 South to 10755 South	Widening to 3 lanes, improvements to curb, gutter, sidewalk, park strip, shoulder pavement, streetlights, and center turn lane	STP	\$1,100,000	X		
2	Salt Lake	South Jordan	3200 West	10000 South to 10400 South	Widening to 3 lanes, improvements to curb, gutter, sidewalk, park strip, shoulder pavement, streetlights, and center turn lane	STP	\$1,500,000	X		
2	Salt Lake	South Salt Lake	Parley's Trail, 300 West Crossing	300 West Crossing	Research, design, and construct the 300 West pedestrian crossing	TAP	\$360,000	X		
2	Salt Lake	Taylorsville City	Redwood Road Mobility and Improvement Project Phase II	Canal Road (6670 South) to I-215 Eastbound Ramps	Improve Access Management and Safety Improvements	STP	\$6,000,000	X		
2	Salt Lake	Taylorsville City	Redwood Road Mobility and Improvement Project Phase III	5400 South to 4700 South	Improve Access Management and Safety Improvements	STP	\$7,000,000	X		
2	Salt Lake	Taylorsville City	Redwood Road Mobility and Improvement Project Phase IV	4700 South to 4100 South	Improve Access Management and Safety Improvements	STP	\$7,000,000	X		
2	Salt Lake	UDOT	I-215	I-215 East at 3300 South	Add lane southbound	STP	\$5,000,000	X		
2	Salt Lake	UDOT	Southbound Foothill Drive VMS	Foothill Drive just prior to the I-80/I-215 Interchange	Install and integrate a full-size VMS	CMAQ	\$470,000	X		
2	Salt Lake	UDOT	Bangerter Highway VMS	North of 10400 South	Install and integrate two full-size VMS	CMAQ	\$940,000	X		
2	Salt Lake	UDOT	I-80 Fiber and ATMS Devices	I-80 from 5600 West to SR-202	Provide fiber and related ATMS devices	CMAQ	\$1,200,000	X		Define air quality benefits
2	Salt Lake	UDOT	Victory Road Improvements	Victory Road Improvements	Add bike lane	CMAQ	\$800,000	X		

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								Yes	No	
2	Salt Lake	UDOT	5600 W / SR 201	5600 W / SR 201 West Bound off Ramp	Provide roadside communication devices and network for congested freeway junctions in SL County	CMAQ	\$1,500,000	X		Clarify project definition
2	Salt Lake	UDOT	90th S & I-15	90th S & I-15	Add left and right turn improvements	STP/ CMAQ	\$4,900,000	X		
2	Salt Lake	UDOT	Redwood Road & 2300 S	Redwood Road & 2300 S	Add dual lefts and dedicated right	STP/ CMAQ	\$4,000,000	X		Recommend CMAQ funding
2	Salt Lake	UTA	Depot District Service Center (DDSC)	699 West 200 South, SLC	CNG fueling station for buses as well as a public CNG fueling station.	STP (3 yr)	\$12,000,000	X		
2	Salt Lake	UTA	Depot District Service Center (DDSC)	699 West 200 South, SLC	Expanding service provision capabilities.	CMAQ (3 yr)	\$8,000,000	X		Define air quality benefits
2	Salt Lake	UTA	Van Pool Management	SLC/WV urbanized area	Match van pool operators and users	CMAQ (3 yr)	\$765,000	X		
2	Salt Lake	UTA	UTA Rideshare Management	SLC/WV urbanized area	Manage alternative transportation	CMAQ (3 yr)	\$302,589	X		
2	Salt Lake	UTA	Redline of the U Bike Improvements	Stadium station and 3 other Redline stations in SLC	Covered bike parking at the University TRAX station and bike pods at three other locations	TAP	\$242,398	X		
2	Salt Lake	West Jordan	7800 South	4800 West to 5400 West	Reconstruct and widening to 5 lanes including shoulders, curb, gutter, and sidewalk	STP	\$5,400,000	X		
2	Salt Lake	West Jordan	7800 South	Mountain View Corridor (approx 6000 West to 6700 West)	Reconstruct and widening to 5 lanes including shoulders, curb, gutter, and sidewalk	STP	\$5,450,000	X		
2	Salt Lake	West Jordan	Jordan River Pedestrian Bridge	7800 South/Jordan River	Construct pedestrian bridge	CMAQ	\$195,000			Consider TAP funding

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Region	County	Sponsor	Project Name	Project Lands	Project Concept	Funding Type	Estimated Project Cost	Project Eligible		Reasons/Comment
								Yes	No	
2	Salt Lake	West Valley	4000 West Reconstruction	4100 South to 4400 South	Reconstruction to include pavement, shoulders and sidewalks	STP	\$4,000,000	X		
2	Salt Lake	West Valley	4100 South Reconstruction	Bangerter Highway to 4400 West	Reconstruction of existing pavement	STP	\$3,000,000	X		
2	Salt Lake	West Valley	Cross Towne Trail Extension	2700 West to 3200 West	Extension of Cross Towne Trail to the west from 2700 West	TAP	\$400,000	X		
2	Salt Lake	West Valley	4100 South 6000 West Intersection Improvements	4100 South 6000 West Intersection	Add right turn lanes to two legs of the intersection and improve signal phasing	CMAQ	\$600,000	X		
2	Salt Lake	West Valley	3030 West 3500 South Intersection Improvements	Intersection only	Construction to include new High-T intersection	STP	\$1,000,000	X		